

OCTOBER 1956

VOLUME 2 • NUMBER 10

CONSTRUCTION REVIEW

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AMERICA'S CITIES
ESTIMATING DEMAND
FOR WARM AIR FURNACES

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At a Glance

CONSTRUCTION ACTIVITY IN SEPTEMBER--New construction outlays exceeded \$4.2 billion for the third consecutive month in September, bringing the third-quarter total to nearly \$12.8 billion--the highest quarterly figure recorded. New monthly highs were set in September for office building and churches, and private industrial building continued its record-breaking pace to reach a peak quarterly figure of more than \$800 million. Private residential building held steady during the third-quarter months, but its total for that period (\$4.3 billion) was 10 percent below the quarterly record set in July-September 1955. Total public construction expanded this September to another new high, with a monthly record again established for highway construction.

HOUSING STARTS IN AUGUST--Nonfarm housing starts in August held steady at the 101,000-unit July level. Privately owned starts (accounting for almost all the August total) showed a slight increase from July and were at a seasonally adjusted annual rate of 1,110,000 in August, compared with 1,070,000 for the preceding 2 months. The total of 783,000 units (private and public) begun during the first 8 months of 1956 was about a fifth below last year's high figure for the same period, but was approximately the same as totals for the same months of 1951-54.

FHA-VA ACTIVITY IN AUGUST--Nonfarm housing begun under FHA programs increased 6 percent in August (reversing a 3-month downward drift), but VA starts continued to decline. Comparing totals for the first 8 months of 1955 and 1956, both FHA and VA starts were down 31 percent this year--accounting for almost all of the overall drop in privately owned new housing. The total of mortgage loan requests to FHA and VA for proposed new housing was up slightly from July to August--reflecting a 5-percent increase in VA appraisal requests and a 2-percent decline in FHA applications.

NONFARM MORTGAGE RECORDINGS IN JULY--The value of nonfarm mortgage recordings declined slightly from June to \$2,374 million in July, with decreases shown by all major types of lenders except mutual savings banks and the miscellaneous group (chiefly real estate and mortgage companies). Mortgages written this July totaled 4 percent less than a year earlier; the only group continuing to show greater activity than in 1955 was comprised of individuals. Mortgages written during the first 7 months of 1956, totaling \$15.9 billion, were down 3 percent from the like 1955 period--a decrease influenced largely by over-the-year declines in lending by savings and loan associations and insurance companies. Commercial banks and individuals were the only major lending groups to show increases from January to July 1955.

BUILDING PERMIT ACTIVITY IN AUGUST--Building permit valuations totaled the same in August (at \$1.7 billion) as in July--with increases for stores and dwelling units balancing out the declines reported for other kinds of new building. The \$13.2-billion total for the first 8 months of 1956 almost equaled that for the same 1955 period because of this year's gains in major nonresidential building types. Dwelling-unit valuations thus far in 1956 (totaling \$7.3 billion) were down 12 percent from 1955--reflecting a 19-percent drop in the number of dwelling units for which permits were issued.

PUBLIC CONTRACT AWARDS IN JULY--Public contract awards showed unusual strength in July--holding about equal to the high June total of \$1.1 billion. Continued gains for Federal conservation and development work, and for some State and locally owned projects (mainly water supply facilities, toll roads, and a large power project in the State of Washington), virtually offset the declines that occurred in other public works. For the first 7 months, the 1956 State and local total (\$5.0 billion) was up 16 percent from 1955, and the Federal total (\$1.3 billion) was up 38 percent; the only declines over this period were in awards for federally owned industrial, warehouse, and airfield construction, and State and locally owned utilities.

At a Glance

CONTRACT AWARDS IN 37 EASTERN STATES IN AUGUST--The value of construction contracts in the 37 States east of the Rocky Mountains declined for the third consecutive month with an August total of approximately \$2.1 billion. Nonresidential building awards in August fell off by 12 percent marking the sixth time in 1956 in which a monthly decline for this type of award took place. Residential awards, however, in a reversal of the recent trend increased by 15 percent. The one-fifth reduction in public works contracts, the largest month-to-month percentage drop this year, resulted in an 18-percent downward movement of engineering type of awards in August. Despite the recent downturn, the awards total for each major type of construction was higher this August than for August of last year. Similarly, for the first 8 months of 1956, the value of contracts in each major category exceeded the value in the comparable period last year, with the largest gains shown by utilities and public works.

CONSTRUCTION COSTS IN AUGUST--The August composite cost index of the Department of Commerce rose to a new high at 132.1 percent of the 1947-49 average. This was 5 percent above the level of August 1955. The index for each month in 1956 has shown some upward movement reflecting increases in many cost elements. The latest rise of almost 1 percent was probably strongly influenced by the recent steel price increases.

BUILDING MATERIALS PRICES IN AUGUST--The wholesale price index for building materials rose nearly 1 percent from mid-July to a record 131.6 in mid-August, primarily because of higher prices for steel products. Increases amounted to 9 percent for nails, 8 percent for structural shapes and reinforcing bars, 6 and 8 percent for metal pipe, and 5 percent for metal windows. Aluminum sheets followed the trend, rising almost 5 percent over the month. These increases were partly offset by lower prices for lumber and wood products, particularly softwood plywood and Douglas fir lumber. The 4-month decline in lumber prices, though partly seasonal, also reflects lagging demand because of this year's lower rate of housing starts. The August 1956 index for all building materials was up 3 percent from a year earlier.

CONSTRUCTION MATERIALS OUTPUT IN JULY--Output indexes for most major construction materials showed normal seasonal movements in July. For Portland cement, asphalt products, and clay construction products, production reached the highest level ever attained for that month. These were also the groups which showed very small changes from the high levels of June. Millwork, the only category for which output was below that of July of last year, declined more than any other group from June 1956 (17 percent). Production of gypsum products reached an alltime peak during the second quarter, when its index rose to 188.6 percent of the 1947-49 average level. This represented the ninth consecutive increase in quarterly output.

CONTRACT CONSTRUCTION EMPLOYMENT IN AUGUST--The number of workers on contractors' payrolls expanded about seasonally in August to another new high of 3,345,000, or 257,000 above the August 1955 figure. State and area data available through July show that in a majority of places employment was up from June (though increases generally were small), and continued to exceed the year-ago level. Of the 8 States reporting more than 100,000 contract construction workers this July, all showed increases over July 1955 except Pennsylvania and Ohio, where only slight declines were noted.

HOURS AND EARNINGS IN JULY--Average weekly earnings in contract construction were \$103.09 in July, down by 16 cents from the alltime high of June, because of a slight reduction in weekly hours. Hourly pay averaged a record \$2.72 in July, or 13 cents above the July 1955 figure. Over-the-year gains in weekly earnings amounted to \$4.41 for the industry as a whole, and ranged from \$4.00 on building construction to \$5.47 on nonbuilding.

Renewing America's Cities

J. W. FOLLIN*

With the enactment of the Housing Act of 1949, the Federal Government for the first time was in a position to extend financial aid to communities for the clearance of slums and blighted areas that had long been accumulating. Passage of this legislation by the Congress followed more than 4 years of congressional study leading to the conclusion that Federal financial assistance was essential if progress were to be made by communities and private enterprise in overcoming the obstacles that had blocked the clearance and redevelopment of slum areas on any sizable scale in the past. The Federal aid authorized in Title I of the Housing Act of 1949 is of three types: (1) Advances of funds to make the necessary surveys and plans;¹ (2) temporary loans to give the community working capital;² and (3) capital grants to absorb up to two-thirds the cost to a city of buying blighted land, clearing it of its deteriorating structures and other blight, and preparing it for redevelopment.³ For this purpose, Congress authorized \$500 million in capital grant funds and \$1 billion in loan money.

The Nation's communities responded quickly, recognizing in the act a way out of the civic dilemma that was increasing steadily in intensity. At the end of June 1956, 7 years after the passage of Title I, 232 cities had applied for and been granted Federal assistance in clearing their slums. More than 375 separate projects were under way with assistance administered by the Urban Renewal Administration. Almost the entire \$500 million authorized for capital grants had been either allocated or reserved by the middle of 1955. Congress, in the Housing Amendments of that year, increased the total authorization to \$1 billion, of which more than \$650 million was committed at the end of fiscal 1956.

1954 HOUSING ACT--URBAN RENEWAL

In the meantime, Congress had passed the Housing Act of 1954, which, in amending the 1949 Act, made the Title I program at once more comprehensive and cohesive. It was early evident that slum clearance alone was not enough. In some cities, new slums were forming faster than old ones could be cleared. In others, the obvious eyesores were being torn down, but little was being done about correcting conditions that lead to slums and blight. What was needed was a program to prevent as well as clear slums—one that would encourage rehabilitation of areas on the downgrade, but still capable of being saved for a long economic life.

Acting on the recommendations of his Advisory Committee on Housing Policies, President Eisenhower, in January 1954, called on Congress for legislation to implement such a program. Congress responded with the Housing Act of 1954, which amended the 1949 Act to provide for a new approach to the problems of urban deterioration through use of a wide range of community, private, and Federal resources in a strongly unified effort. This new approach is called urban renewal.

The 1954 Act provides that communities can include within project boundaries not only those hopeless areas for which total clearance is the only solution, but also those moderately blighted residential structures and neighborhoods that can be brought up to standard by conservation and rehabilitation techniques. Thus, slum clearance and urban renewal projects under Title I can now embrace areas that need total clearance, total rehabilitation, or a combination of both.

* J. W. Follin, who was Commissioner of the Urban Renewal Administration, Housing and Home Finance Agency, when this article was written, recently resigned. Richard L. Steiner is now Acting Urban Renewal Commissioner.

¹ These are short-term Federal loans, repayable with interest from funds becoming available to the local public agency for undertaking the project.

² These loans, repayable with interest, are used by the community as working capital in acquiring slum land and structures, clearing the site, and preparing the area for redevelopment or rehabilitation. The local public agency may pledge its rights under a loan contract as security for the repayment of borrowings, if obtainable at lower interest rates, from sources other than the Federal Government.

³ When the area is ready for redevelopment or rehabilitation, land acquired is disposed of to private enterprise or to public bodies for its fair value for the uses called for in the urban renewal plan. The difference between the return received from land disposition and the total cost of carrying out the project is its net cost. The Federal Government agrees to pay up to two-thirds of this net cost. The city pays at least one-third either through cash contributions, or through land, public facilities, demolition, or other work contributed to the project operation.

The central element in the 1954 urban renewal legislation that integrates the various Federal aids and ties them closely to local and private efforts is the workable program. In its workable program, a city takes stock of its entire problem of slums, blight, and urban obsolescence. Then it sets forth a long-term program for attacking blight on all fronts and with every local aid the community can muster.

In preparing its workable program, a community must commit itself to the attainment, within a reasonable time, of specific objectives in each of the following seven broad categories:

1. Adequate local codes and ordinances, effectively enforced.
2. A comprehensive plan for development of the community.
3. Analysis of blighted neighborhoods to determine treatment needed.
4. Adequate administrative organization to carry out urban renewal programs.
5. Ability to meet financial requirements.
6. Responsibility for adequately rehousing families displaced by urban renewal and other governmental activities.
7. Citizen participation.

This new approach to civic problems emphasizes the principle that such a plan of action for and by the community is in itself a substantial first step toward healthy urban development. Because of the fundamental importance of this penetrating type of analysis, a workable program, approved by the local governing body and the Housing and Home Finance Administrator (HHFA), is a prerequisite to major Federal aids in the urban renewal program. Urban renewal projects initiated since August 1954 can qualify for capital grants, temporary loans, and FHA mortgage insurance⁴ only after the city's workable program has been approved. In addition, low-rent public housing projects may not receive Federal assistance unless they have an approved workable program, under the Housing Act of 1956. Such approval is not required for projects initiated prior to August 1954. Also, planning advances are available while the workable program is being developed to help the community finance the surveys and other planning work necessary before actual site operations can get under way.

When review of a workable program shows that a community already has adequate resources for a comprehensive attack on slums and blight or will improve its facilities for this purpose within a definite period, the Housing and Home Finance Administrator approves the workable program for 1 year. When recertification is requested, the Administrator examines the community's progress toward its proposed objectives. If there is evidence of satisfactory progress--even though slower than originally scheduled--and of good faith by the community in attaining the objectives, the workable program is recertified.

As of June 30, 1956, workable programs had been approved for 106 communities. Programs for 17 had been recertified. Some 86 other cities were either preparing workable programs for initial submission or were awaiting HHFA processing of programs submitted.

URBAN RENEWAL PROJECT CHARACTERISTICS

Across the Nation, cities are engaged in clearing and rebuilding wornout areas, rejuvenating neighborhoods not yet so far gone as to require clearance, and mobilizing facilities to deal quickly with urban blight wherever it may threaten. In Pittsburgh, a project is under way in which almost 100 acres of slums and blight will be cleared in the Lower Hill Area to make way for new middle-income housing while providing space for a municipal auditorium, a symphony hall-opera house, and other community uses. Philadelphia, long a pioneer in careful urban planning, was the first city to complete a redevelopment project under the Housing Act of 1949. Seven other projects in Philadelphia are in various stages of planning and development--including the gigantic 3,000-acre Eastwick project, where redevelopment may provide new housing for more than 45,000 persons.

⁴ See page 8.

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Nashville and St. Paul are clearing the blight from around their State capitol buildings and devoting much of the land to new commercial uses. Birmingham is expanding its Medical Center into one of the greatest in the South. Little Rock is clearing two downtown slum areas, as well as an undeveloped outlying area, for residential and industrial development. St. Louis has cleared the blight near its Union Station and is planning renewal of a vast tract to the west. Kansas City, Mo., has cleared a downtown "skid row" and is starting on two other areas close to the central business district. San Francisco will raze its Western Addition, where the fire was stopped in 1906. But its spectacular project is Diamond Heights, a rough, ill-fated area on top of a hill which can be replanned and re-ordered to support a residential area with shopping and public facilities. Boldness and vision are found on every hand in these city programs.

One of the most significant and comprehensive projects is planned in Cleveland, where the gamut of urban renewal techniques is being run in the vast "Garden Valley" area. Clearance and redevelopment activity will concentrate on a desolate, slag-filled wasteland, with plans calling for some 1,200 new units of private and public housing. In addition, some 400 existing homes will be rehabilitated under housing standards prepared specifically for the area. An existing industrial district will be somewhat enlarged, but will be clearly set off from the new housing.

Status of Projects

A special survey of the 340 slum clearance and urban renewal projects under way with Federal assistance on December 31, 1955,⁵ revealed that capital grants approved and reserved for these projects totaled almost \$554 million (see table). Temporary loans reached \$185 million. However, only \$27 million of the latter was outstanding because many cities use the Federal loan contract as security for borrowing working capital in the private market at interest rates below what the Federal Government has to charge.

STATUS OF URBAN RENEWAL PROJECTS¹ AND CAPITAL GRANT PROJECT RESERVATIONS, DECEMBER 31, 1955

Population group (1950 census)	Number of places	Number of projects, by status of last approval			Federal capital grant project reservations (thousands)	
		Total projects	Project planning			
			Preliminary ²	Final ³		
All places.....	218	340	124	106	110	
Places with population of:						
1,000,000 and over.....	5	43	18	2	23	
500,000-999,999.....	12	27	8	7	12	
250,000-499,999.....	12	21	6	6	9	
100,000-249,999.....	38	64	22	23	19	
50,000-99,999.....	38	51	21	17	13	
25,000-49,999.....	28	39	14	18	7	
10,000-24,999.....	45	53	22	21	10	
Under 10,000.....	40	42	13	12	17	

¹ Projects authorized under Title I of Housing Act of 1949, as amended, including amendments in Title III of Housing Act of 1954.

² Preliminary planning includes identification of final boundaries of proposed project area; demonstration of eligibility under applicable Federal, State, and local laws; preliminary demonstration of economic feasibility.

³ Final planning covers preparation of detailed project plans, cost estimates, and time schedules; satisfaction of requirements of all applicable Federal, State, and local laws; final preparation of application for Federal loan and grant assistance for project.

⁴ Execution of final project plans as approved by the Housing and Home Finance Agency, including acquisition of sites, relocation of families, clearance and preparation of area for redevelopment or rehabilitation.

For 110 of the 340 projects, cities had been authorized to start assembling and clearing land. Land acquisition had actually started in 88 of these projects and was at least 90 percent completed in 56. Land disposition was under way in 25 areas, and 90 percent or more completed in 13. Planning was in the final stages on 106 projects, and preliminary plans were being made for the remaining 124 projects.

⁵ Urban Renewal Project Characteristics, December 31, 1955, Housing and Home Finance Agency, Urban Renewal Administration.

Location and Size of Communities

The 340 projects were located in 218 different communities in 29 States, the District of Columbia, Alaska, Hawaii, and Puerto Rico. In numbers of federally assisted urban renewal projects, the top 3 cities were New York City, Chicago, and Philadelphia, with 16, 14, and 8 projects, respectively, at the end of 1955. Of the 20 top cities in population in the country, 18 had at least 1 federally assisted project; only Seattle and Houston were not yet participating.

Urban renewal is not exclusively, nor even primarily, a big-city program, however. In fact, well over a third of the 340 projects under way at the end of 1955 were in communities of less than 50,000 population. A total of 95 projects were located in cities of less than 25,000 population and 42 were in communities of less than 10,000. The southern States, for example, are pioneering in demonstrating how small communities can benefit from urban renewal. Tennessee, alone, had 7 cities of less than 10,000 population in the program. One of these--Waverly--has fewer than 2,000 inhabitants.

The smaller communities have also shown that they are able to keep pace with the large cities in meeting the requirements for a well-rounded workable program. Of the 106 communities with approved workable programs in June 1956, almost three-quarters had populations under 250,000, and ranged downward to less than 2,000. Half of the total number were cities of less than 50,000 population. Five had fewer than 5,000 inhabitants.

Types of Redevelopment Planned

Private housing will be the principal new use of the land in 123 of the 214 project areas⁶ for which information on final plans was available at the end of 1955. Some private housing is also planned for 21 additional areas marked off primarily for other uses. Public housing will dominate 6 areas, with some public housing planned for a subordinate role in 9 others. In most of the areas visualized essentially as residential neighborhoods, some land will be set aside for shopping centers, public facilities (such as playgrounds, clinics, parks, and schools), and similar nonresidential uses. In the remaining areas, the land has been allocated almost entirely to nonresidential uses as follows: 34 areas predominantly or exclusively for industrial development, 33 for commercial, and 18 for public purposes.

Relocation of Families

To qualify for Federal aid, project areas generally must have been slum or blighted residential areas prior to clearance. Of 215 projects which had progressed to the stage of either site operations or final planning⁷ by the end of 1955, 193 were originally residential slums. Eight were blighted areas of other types. Twelve were predominantly open land, and 2 were completely open. These 215 projects encompassed 7,900 acres containing an estimated 107,000 dwelling units, at least 80 percent of which were substandard. Of the estimated 101,000 families housed in these dwellings, more than half were eligible for low-rent public housing because of their low incomes.

Federal assistance to local projects has, as one condition, a requirement that there exist a feasible plan for relocating in decent, safe, and sanitary housing the site occupants who must be displaced. As of September 1955, local public agencies had started relocating families from acquired land in 80 separate project areas in the United States and its territories. Of nearly 40,000 families living in properties acquired in these areas, 32,000 had already moved from the project sites. In Continental United States, relocation had started in 54 project areas in 31 cities, and 24,500 families had moved. Nonwhite families comprised more than two-thirds of the total involved in relocation efforts. About three families had relocated in private housing for each family in publicly assisted housing.

PROGRESS WITH AIDS INITIATED BY 1954 ACT

In addition to stimulating communities to prepare comprehensive long-range plans for coping with local problems of slums and blight, the 1954 Housing Act introduced several programs to assist communities and individuals in effectuating urban renewal plans.

⁶ Data on new land use not available for 2 of the 216 project areas shown in the accompanying table as approved for final planning or project execution.

⁷ Data on the original character of the area not available for 1 of the 216 project areas shown in the accompanying table as approved for final planning or project execution.

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New FHA Mortgage Insurance

Since neither loan nor grant funds authorized for urban renewal can be used for actual construction or rehabilitation, financing of new housing and rehabilitation of existing residential structures in communities with urban renewal programs must come principally from private investment. To facilitate financing of such construction by builders, developers, and homeowners, two new mortgage aids were provided in Sections 220 and 221 of the 1954 Act.⁸ These sections introduced government insurance of mortgages on houses and apartment buildings in deteriorated urban areas for the first time. The assurance that a community has a comprehensive workable program in force which will elevate residential values in designated areas makes these insurance programs feasible.

Section 221 authorized a new liberal FHA mortgage insurance aimed specifically at increasing the supply of rental or sale housing for relocation of families displaced by urban renewal activities referred to above. Section 221 insurance can be used for both new residential construction and the rehabilitation of existing homes. Although it is available only in cities having approved workable programs, properties eligible for Section 221 insurance need not be located within the boundaries of an urban renewal project area but may be anywhere in the locality. By mid-1956, the HHFA had certified 19 cities for Section 221 mortgage insurance, and applications are now being received under these certifications.

Under Section 220, FHA can insure mortgages for any new residential construction and for the purchase or refinancing of existing houses or apartment structures that are to be rehabilitated in an approved urban renewal area. By the end of June 1956, HHFA had certified 39 urban renewal projects as eligible for residential redevelopment and rehabilitation with the help of Section 220 FHA mortgage insurance. At that time, FHA commitments for new construction under this section totaled almost \$28 million for some 2,500 units in 9 project areas.

Because of the availability of the liberal Section 220 mortgage insurance, the refurbishing of old but good structures has a growing appeal to builders and individual homeowners in project areas. At the end of April 1956, 16 projects embodying rehabilitation had been approved for planning and at least 60 others were in the application stage. In some cases, as in Cleveland's Garden Valley project, the clearance and rehabilitation areas are sharply set off from each other. Others embrace only rehabilitation, with an occasional structure to be demolished. In either case, the city can credit site improvements and public facilities toward its one-third share of the project cost (see footnote 3, p. 4).

Urban Planning Assistance Grants

An innovation of the 1954 Housing Act was the attempt to stimulate good planning in metropolitan areas, regional areas, and communities of less than 25,000 population through a system of matching Federal grants to State, regional, and metropolitan planning agencies. Interest in the program is growing rapidly among smaller municipalities which realize the need for constructive city planning but lack the resources to secure it without outside help. Under terms of the Housing Act, communities of under 25,000 population may apply to their State planning agencies for assistance. The Federal Government will then match the funds that the State puts into the program. The State agencies may provide the desired assistance through their own technical staffs or by retaining competent private firms to do their work.

As of June 30, 1956, grants totaling more than \$370,000 had been approved to aid planning in 157 small communities in 12 States. Such planning commonly embraces land-use studies, street and highway plans, development of zoning ordinances and subdivision regulations, and other work contributing to a general community plan. In some cases, the proposed planning will contribute to the community's workable program for urban renewal. Grants totaling almost \$123,000 had been approved for 5 separate regional planning areas, and another \$267,705 for planning in 9 metropolitan areas.

A highlight of 1955 was the rapid approval of planning assistance grants for flood-stricken Connecticut. One grant helped the Connecticut Development Commission extend planning assistance

⁸ For a summary of relevant sections of this act, see Construction, Department of Labor, August 1954 (p. 28). For amendments in the Housing Act of 1955, see Construction Review, August 1955 (pp. 49-50); and in the Housing Act of 1956, see Construction Review, September 1956 (pp. 47-50).

to 14 of the State's hardest hit small communities. Other grants are helping the State develop broad urban development and redevelopment plans for the Naugatuck, Farmington, and Quinebaug River Valleys. In the 9 months following the northeastern floods, the Urban Renewal Administration approved planning advances for urban renewal projects in flood-damaged areas of 10 cities. A new provision in the Housing Act of 1956 will assist in the rehabilitation and rebuilding of disaster areas more quickly by providing authority to extend urban renewal assistance in such areas without regard to a number of requirements which are applicable in normal situations.

Demonstration Project Grants

Another new Federal aid authorized by the 1954 Housing Act is the demonstration grant, which may amount to as much as two-thirds of the estimated cost of a demonstration or pilot project aimed at improving methods and techniques of urban renewal operations. As of June 30, 1956, grants totaling \$631,787 had been approved for 12 demonstration projects. The grants cover a variety of investigations, including the development of acceptable standards for measuring obsolescence and inadequacy of commercial and industrial structures; a study of the problems involved in stimulating and assisting citizens to undertake voluntary rehabilitation of their environment and homes; the documentation of a small city's experience in implementing the seven elements of its workable program; and the development of criteria for selecting blighted residential structures which are suitable for rehabilitation. The experience of cities in carrying out demonstration programs will be carefully documented and the final reports will be widely disseminated.

STATE ENABLING LEGISLATION

The fact that less than three-fourths of the States presently have communities with active urban renewal projects is worth special comment. It is important to remember that for a community to be eligible for Federal loan and grant assistance, the State legislature must have invested a local public agency with specific corporate powers to accept the Federal aid and carry out the project. Not all States had vested such powers in their cities when the Federal program started in 1949. In fact, a dozen States still have no slum clearance and urban redevelopment laws. Others have vested the power in only a single city. Even in States with enabling legislation, progress has often been slow because of the need to interpret and test the legislation.

It is encouraging that within the past year three new States have come into the program. Kansas and North Dakota passed legislation at the last meeting of their legislatures, and Kansas City and Fargo lost little time in applying for planning advances for projects. Georgia, whose earlier redevelopment law was invalidated in 1953 by the State Supreme Court, passed a new law in 1955, and within a few months, eight Georgia cities had applied for and received planning advances.

Workable programs have been approved for several cities in States which have no adequate redevelopment legislation—including Texas, Utah, and New Mexico. Although these cities are prohibited from acquiring private property for resale to private enterprise, they propose for the present to undertake urban renewal through rehabilitation, code enforcement, and spot clearance for public redevelopment. In the meantime, the cities are seeking State legislation that will permit them to acquire and clean blighted areas for private redevelopment.



NEW HOUSING CHARACTERISTICS IN 1955 AND EARLIER YEARS

New Housing Characteristics in 1955 and Earlier Years, an article in the Monthly Labor Review of July 1956, analyzes the changing features of new housing over the past two decades in terms of measures introduced to cope with the sequence of economic depression, war, and postwar readjustment. The reprint of this article contains added regional and other tabulations obtained in the Bureau of Labor Statistics surveys of new housing, highlights of which appeared in the February 1956 issue of Construction Review (Characteristics of New Housing, 1954-55).

Copies of this reprint (No. 2196)—New Housing Characteristics in 1955 and Earlier Years—may be obtained without charge from the U. S. Department of Labor, Bureau of Labor Statistics, Washington 25, D. C.

Estimating Demand for Warm Air Furnaces

NATHAN H. SCHEIN*

The analysis presented here by the Building Materials and Construction Division of the Business and Defense Services Administration is one of a series of studies relating to the demand for a number of important building and construction materials.¹ Although this study pertains to the warm air furnace industry, the standard statistical methods used herein have also been valuable in studying the demand patterns for other products.

The results of this analysis should not be interpreted as a forecast by the Business and Defense Services Administration of the demand for warm air furnaces. Normally, the demand for furnaces is created by two factors: original installations in newly built homes and replacements for wornout units. There are many factors, such as technological innovations and business cycles which could influence the demand for warm air furnaces and its competitive products, in both upward and downward directions, and which do not readily lend themselves to the type of statistical treatment employed here. For example, design improvements or other developments which increase the utility of the heating unit, such as the combination heating and air-conditioning system, may further stimulate demand beyond the normal growth rate. Such changes frequently introduce elements absent in the period covered by the correlation analysis. To prevent too rapid obsolescence, the equation should be revised from year to year as more data become available. The longer the period covered, the greater, in general, is the reliability which may be placed in the results.

TABLE 1.—WARM AIR FURNACE SHIPMENTS AND NEW 1-FAMILY HOUSES STARTED, 1948-56

(In thousands)

Year	Number of warm air furnaces			Number of 1-family houses started in nonfarm areas	
	Shipments		Estimated maximum replacement demand ¹		
	Actual	Calculated			
1948.....	777	714	188	767	
1949.....	720	743	192	794	
1950.....	1,100	1,100	209	1,154	
1951.....	872	895	281	900	
1952.....	928	961	327	943	
1953.....	997	995	394	938	
1954.....	1,132	1,156	440	1,078	
1955.....	1,348	1,309	513	1,194	
1956.....	--	1,188	460	2,1,100	

Source: Actual shipments of warm air furnaces from Department of Commerce; housing starts from Department of Labor.

¹ See table 2.

² Estimated.

Trend in Recent Years

Shipments of warm air furnaces, both forced air and gravity type--but especially the former--have increased since the end of World War II to approximately 1,350,000 in 1955, or 2½ times the 1940-41 rate.

During World War II, the severe limitations placed on the production and distribution of civilian-type goods by the War Production Board resulted in very low levels of production and shipments of

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¹ See The Demand for Cement (*in* Construction and Building Materials, July 1954, Department of Commerce) and Estimating Demand for Fabricated Structural Steel (*in* Construction Review, December 1955).

² As used in this article, warm air furnaces include both forced air and gravity types, excluding floor and wall furnaces.

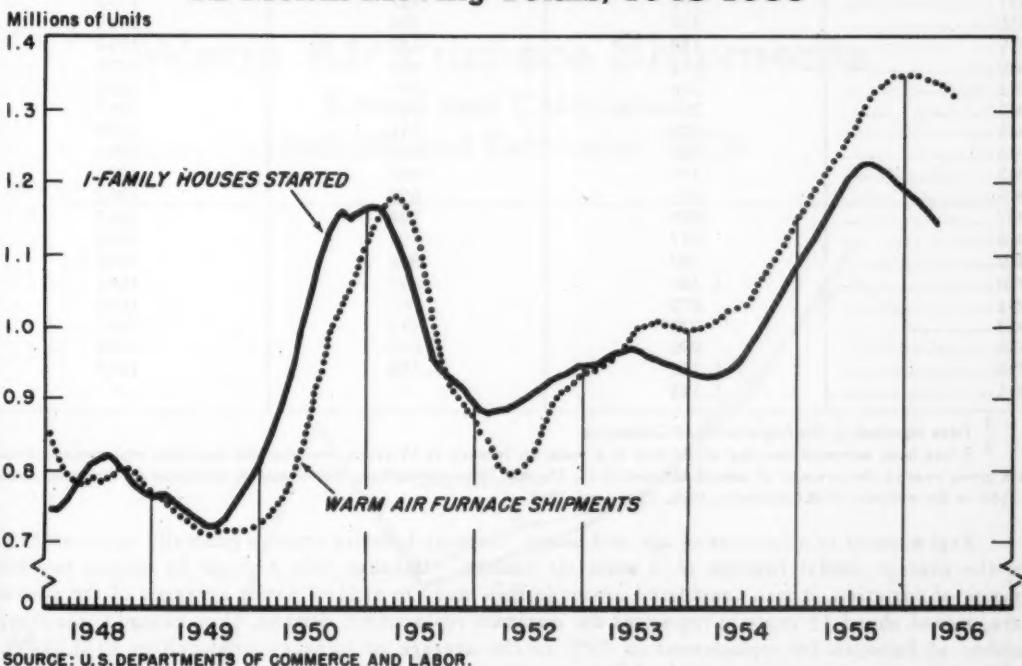
warm air furnaces. From a total of 568,000 units in 1941, the output fell in 1942 and 1943 to 281,000 and 198,000, respectively--quantities hardly equal to the tasks of meeting new installation and replacement needs. Consequently, in 1944 and 1945, production restrictions were relaxed somewhat to permit the output of 281,000 and 373,000 warm air furnace units in these 2 years.

With the end of hostilities, the domestic heating industry, in spite of material supply problems carrying over from the war years, further increased production to take care of the postwar upsurge in residential building, the deferred replacement needs, and refilling the distribution pipeline. By the end of the first half of 1948, the backlog and pipeline needs had apparently been satisfied. From that point up to the present time, the trends of furnace shipments and 1-family nonfarm housing starts have been very similar. (See chart 1.) Throughout the period from 1948-50, shipments appear to lag behind starts by about 4 to 5 months.

Chart 1

One-Family Houses Started and Warm Air Furnace Shipments

12-Month Moving Totals, 1948-1956



The particularly close correspondence between starts and shipments from 1948-52 is probably accounted for by the fact that during this period replacement requirements were mirroring the low production rates in the depression years of the 1930's. Another low level of replacement demand (not as low as the postwar years) may be expected in 1957-59, reflecting the low production rates imposed during World War II.

During the 1957-59 period, as in the years following the end of World War II, demand will be generated chiefly by new construction needs. However, beginning about 1961 and continuing for more than a decade, with increasing vigor from year to year, replacement needs will rise (table 2), reflecting the very high shipment rates which began in 1946.

Methodology

Several proposals have been advanced for measuring replacement demand. It has been suggested, for example, that replacements are a function of the total number of furnaces in use. Acceptance of this approach would virtually eliminate the possibility of being able to study these needs critically, since it is extremely difficult if not impossible to arrive at an estimate of the number of furnaces in use. Second, even if such an estimate were possible, logic does not support the thesis that any constant portion of the total number in use require replacement.

TABLE 2.—COMPUTATION OF MAXIMUM REPLACEMENT DEMAND FOR WARM AIR FURNACES

Year shipped	Warm air furnace shipments (thousands of units)		Effective year of maximum replacement demand ²
	Annual total ¹	3-year centered moving average	
1931	207	..	..
1932	200	199	1947
1933	190	188	1948
1934	175	192	1949
1935	211	209	1950
1936	240	281	1951
1937	392	327	1952
1938	350	394	1953
1939	439	440	1954
1940	531	513	1955
1941	568	460	1956
1942	281	349	1957
1943	198	253	1958
1944	281	284	1959
1945	373	449	1960
1946	693	650	1961
1947	885	784	1962
1948	777	794	1963
1949	720	866	1964
1950	1,100	897	1965
1951	872	967	1966
1952	928	932	1967
1953	996	1,019	1968
1954	1,132	1,159	1969
1955	1,348	..	..

¹ Data reported by the Department of Commerce.

² It has been assumed that the useful life of a warm air furnace is 15 years, and that the maximum replacement demand for a given year is the average of annual shipments 14, 15, and 16 years earlier. For example, maximum replacement demand in 1956 is the average of shipments in 1940, 1941, and 1942.

Replacement is a function of age and usage. Heating industry experts generally agree on 15 years as the average useful lifetime of a warm air furnace. Because this average is subject to a certain amount of variation, it was considered proper in this study to employ 3-year averages of the statistical data, moved ahead 15 years to represent the maximum replacement demand. For example, the maximum number of furnaces for replacement in 1950 is the average of furnaces produced in 1934, 1935, and 1936. Because of demolitions of dwelling units or conversion to other use and other factors, the maximum potential is subject to diminution. Only a part of the maximum will be reflected in the actual demand and be included in actual shipments.

By using the 2 factors of 1-family houses started and estimated maximum replacement, it is possible to derive estimated shipments which come close to manufacturers' actual shipments. A line has been fitted to furnace shipments using 1-family residential starts and maximum replacements as the independent variables. Manufacturers' shipments are used as most closely approximating current demand, especially when no pipeline filling problem is present.

The mathematical equation involved expresses warm air furnace shipments in a given year as a function of 1-family, nonfarm residential starts in that year and the 3-year centered average number of

furnaces shipped 15 years previously. The derived equation was based on data for the 8 years, 1948-55. This and other basic information are shown in tables 1 and 2. Trends and results of the analysis are shown graphically in charts 1 and 2. Based on these data, the following equation was derived:

$$X_{1c} = -131.48 + .96526X_2 + .56119X_3$$

where X_{1c} = Calculated warm air furnace shipments
(in thousands of furnaces)

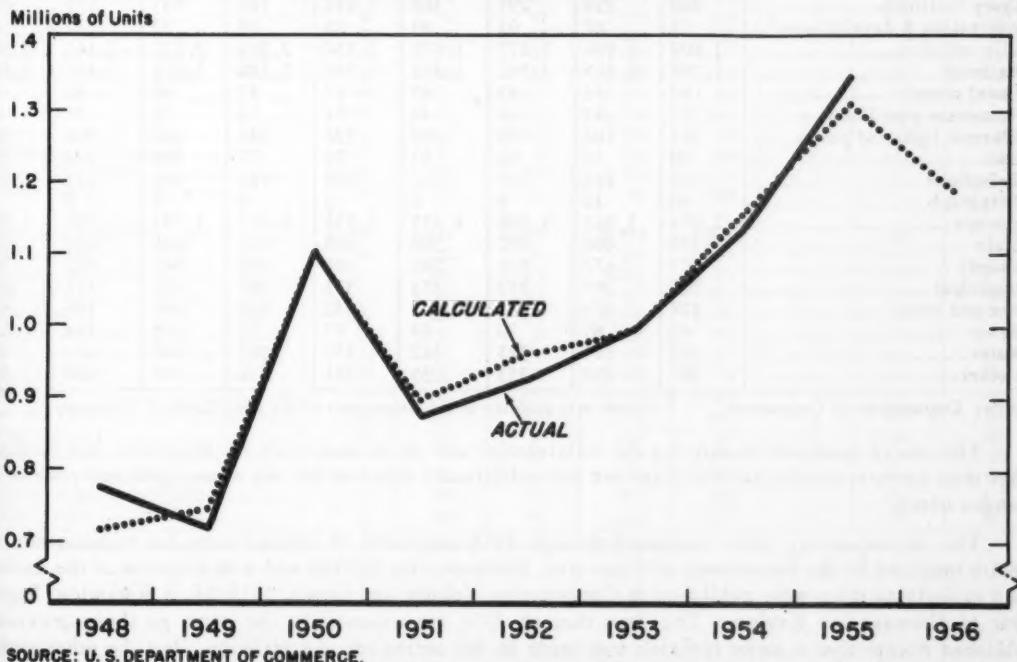
X_2 = 1-family houses started in nonfarm areas
(in thousands of dwelling units)

X_3 = 3-year centered moving average of furnace shipments
15 years earlier (in thousands of furnaces)

The standard error of estimate (5 degrees of freedom) is ± 40.5 thousand furnaces, or 4.1 percent of the average annual shipments during the 8-year period. Broadly speaking, this means that in 2 out of 3 cases, the differences between calculated shipments (based on this equation) and actual shipments are not likely to differ by more than 4.1 percent.

Chart 2

Warm Air Furnace Shipments Actual and Calculated 1948-55 and Estimated 1956



Because of the high correlation between shipments and starts and shipments and replacements and the relatively short period of time covered by the analysis, the equation should not be used to estimate separately the demand from either new housing or replacement. The equation is suitable for arriving at a reasonably accurate appraisal of total demand only.

Expenditures for Maintenance and Repairs in 1955¹

Reflecting the high level of economic activity during 1955, maintenance and repair expenditures for all types of construction reached a record peak of \$15.9 billion in that year. More than half of the \$1.3-billion increase over the 1954 level was found in the nonfarm residential area. With only three minor exceptions, all categories of construction experienced higher outlays in 1955 than in 1954.

The basic data for nonfarm residential expenditures for maintenance and repairs suggest several noteworthy developments, although the source materials are not adequate for any precise quantitative appraisals. Not only were more homeowners participating in fix-up operations in 1955 than in 1954, but their average expenditure also rose. For rental dwellings, various surveys imply that the number of such occupied units declined and tenants reduced their outlays. It is also indicated that stepped-up expenditures by landlords partly compensated for the effect of tenants' retrenchments. The actual increase in disbursements by owner-occupants exceeded the \$800-million rise for all nonfarm residential building, but was offset by the decline in expenditures on rental properties.

MAINTENANCE AND REPAIR EXPENDITURES, 1947-55

(Millions of dollars)

Type of construction	1947	1948	1949	1950	1951	1952	1953	1954	1955
Total maintenance and repairs	10,341	11,762	11,922	12,084	13,332	14,098	14,306	14,594	15,863
Residential buildings (nonfarm)	4,200	4,800	4,800	4,600	5,000	5,300	5,300	5,700	6,500
Nonresidential buildings	1,955	2,250	2,285	2,360	2,540	2,672	2,799	2,868	3,010
Farm buildings	574	618	581	639	722	744	677	609	619
Operators' dwellings	184	200	188	208	234	241	219	197	199
Service buildings	390	418	393	431	488	503	458	412	420
Military facilities	240	258	295	369	614	702	637	579	628
Conservation & development ¹	73	87	91	83	88	99	87	82	81
Public utilities	1,699	1,904	1,877	1,900	2,134	2,203	2,327	2,146	2,243
Railroad	1,265	1,405	1,343	1,342	1,543	1,584	1,652	1,410	1,447
Local transit	46	44	43	45	45	47	46	45	45
Petroleum pipe lines	37	42	44	44	51	53	55	57	63
Electric light and power	161	184	198	209	226	232	267	288	316
Gas	60	76	84	91	92	97	106	124	138
Telephone	120	143	156	160	168	181	192	213	226
Telegraph	10	10	9	9	9	9	9	9	8
Highways	1,074	1,242	1,359	1,423	1,531	1,611	1,701	1,780	1,856
State	378	468	492	506	568	616	626	662	694
County	427	477	515	564	588	604	643	665	703
Municipal	269	297	352	353	375	391	432	453	459
Sewer and water	324	373	401	425	442	486	499	546	615
Sewer	62	69	76	83	87	93	95	114	136
Water	262	304	325	342	355	393	404	432	479
All other	202	230	233	235	261	276	279	284	311

Source: Department of Commerce.

¹ Covers only projects of the Department of the Army Corps of Engineers.

The source materials underlying the maintenance and repair statistics for structures and facilities other than nonfarm residential buildings are not sufficiently detailed for any meaningful analyses of the changes noted.

The accompanying table continues through 1955 estimates of expenditures for maintenance and repairs prepared by the Department of Commerce. Estimates for 1945-54 and a description of the methods used in deriving them were published in *Construction Volume and Costs, 1945-54, A Statistical Supplement to Construction Review*. The data through 1954 are essentially the same as those previously published except that a major revision was made in the series for gas utilities. For the other series, revisions were limited to 1954 figures which were necessarily preliminary at the time of their release.

¹ Prepared in the Building Materials and Construction Division, Business and Defense Services Administration, U. S. Department of Commerce.

STATISTICAL SERIES

15

NOTE: ALL THE STATISTICAL SERIES IN CONSTRUCTION REVIEW
ARE SUBJECT TO REVISION FOR THE LATEST PERIOD SHOWN.

Part I—Construction Put in Place

Table 1.—New Construction Put in Place: Current Month, by Type of Construction

Type of construction	Value (in millions of dollars)					Percent change		
	1956		1955		First 9 months	Sept. 1956 from—	First 9 months, 1955-56	
	Sept.	Aug.	Sept.	1956	1955	Aug. 1956	Sept. 1955	
TOTAL NEW CONSTRUCTION.....	4,267	4,279	4,148	32,691	31,994	(1)	+ 3	+ 2
PRIVATE CONSTRUCTION.....	2,840	2,862	2,879	22,758	22,664	- 1	- 1	(1)
Residential building (nonfarm).....	1,416	1,422	1,561	11,306	12,388	(1)	- 9	- 9
New dwelling units.....	1,235	1,240	1,410	9,950	11,190	(1)	-12	-11
Additions and alterations.....	140	140	119	1,030	955	0	+18	+8
Nonhousekeeping.....	41	42	32	326	243	- 2	+28	+34
Nonresidential building.....	784	786	714	6,436	5,497	(1)	+10	+17
Industrial.....	273	273	213	2,236	1,733	0	+28	+29
Commercial.....	289	294	303	2,454	2,170	- 2	- 5	+13
Office buildings and warehouses.....	126	123	102	973	809	+ 2	+24	+20
Stores, restaurants, and garages.....	163	171	201	1,481	1,361	- 5	-19	+9
Other nonresidential building.....	222	219	198	1,746	1,594	+ 1	+12	+10
Religious.....	72	70	69	545	538	+ 3	+ 4	+1
Educational.....	49	49	45	394	358	0	+9	+10
Hospital and institutional.....	30	28	31	233	265	+ 7	- 3	-12
Social and recreational.....	27	27	22	196	177	0	+23	+11
Miscellaneous.....	44	45	31	378	256	- 2	+42	+48
Farm construction.....	148	161	159	1,185	1,259	- 8	- 7	- 6
Public utility.....	480	481	433	3,744	3,591	(1)	+11	+10
Railroad.....	40	39	36	319	270	+ 3	+11	+18
Telephone and telegraph.....	85	90	76	720	584	- 6	+12	+23
Other public utility.....	355	352	321	2,705	2,537	+ 1	+11	+ 7
All other private.....	12	12	12	87	129	0	0	-33
PUBLIC CONSTRUCTION.....	1,427	1,417	1,269	9,933	9,330	+ 1	+12	+ 6
Residential building.....	24	23	22	189	199	+ 4	+ 9	- 5
Nonresidential building.....	383	390	374	3,046	3,270	- 2	+ 2	- 7
Industrial.....	43	42	45	325	613	+ 2	- 4	-47
Educational.....	229	235	221	1,909	1,844	- 3	+ 4	+ 4
Hospital and institutional.....	32	32	32	234	258	0	0	- 9
Other nonresidential building.....	79	81	76	578	555	- 2	+ 4	+ 4
Military facilities.....	148	143	136	1,008	948	+ 3	+ 9	+ 6
Highway.....	615	600	533	3,780	3,328	+ 3	+15	+14
Sewer and water.....	123	127	100	950	819	- 3	+23	+16
Sewer.....	66	70	56	522	464	- 6	+18	+13
Water.....	57	57	44	428	355	0	+29	+21
Public service enterprise.....	50	51	35	351	201	- 2	+43	+75
Conservation and development.....	65	65	53	477	448	0	+23	+ 6
All other public.....	19	18	16	132	117	+ 6	+19	+13

Source: Departments of Commerce and Labor.

¹ Change of less than one-half of 1 percent.

NOTE: These monthly estimates do not reflect the effects of shortages of steel and other materials on the volume of work put in place.

CONSTRUCTION REVIEW

Table 2.—New Construction Put in Place: Recent Monthly Trend, by Type of Construction

(Value, in millions of dollars)

Type of construction	1955				1956								
	Sept.	Oct.	Nov.	Dec.	Jan.	Feb.	Mar.	Apr.	May	June	July	Aug.	Sept.
TOTAL NEW CONSTRUCTION	4,148	4,037	3,702	3,258	2,936	2,811	3,072	3,389	3,714	4,008	4,213	4,279	4,267
PRIVATE CONSTRUCTION	2,879	2,810	2,663	2,435	2,176	2,087	2,261	2,403	2,550	2,730	2,849	2,862	2,840
Residential building (nonfarm)	1,561	1,509	1,419	1,279	1,080	998	1,116	1,212	1,270	1,362	1,430	1,422	1,416
New dwelling units	1,410	1,360	1,280	1,160	980	895	1,000	1,070	1,105	1,180	1,245	1,240	1,235
Additions and alterations	119	116	107	88	70	73	86	109	128	142	142	140	140
Nonhousekeeping	32	33	32	31	30	30	30	33	37	40	43	42	41
Nonresidential building	714	721	715	679	650	647	656	664	704	759	786	786	784
Industrial	213	219	224	223	223	224	226	237	251	261	268	273	273
Commercial	303	306	297	270	251	252	258	253	266	290	301	294	289
Office buildings and warehouses	102	106	112	109	105	101	97	98	102	106	115	123	126
Stores, restaurants, and garages	201	200	185	161	146	151	161	155	164	184	186	171	163
Other nonresidential bldg.	198	196	194	186	176	171	172	174	187	208	217	219	222
Religious	69	68	66	62	58	55	53	53	56	62	66	70	72
Educational	45	45	45	44	41	40	39	40	42	46	48	49	49
Hospital & institutional	31	30	29	27	26	25	25	24	24	25	26	28	30
Social and recreational	22	21	21	20	18	17	18	19	21	23	26	27	27
Miscellaneous	31	32	33	33	33	34	37	38	44	52	51	45	44
Farm construction	159	132	111	98	97	101	109	121	139	150	159	161	148
Public utility	433	437	407	369	341	334	373	398	427	448	462	481	480
Railroad	36	39	35	30	30	29	33	35	36	38	39	39	40
Telephone and telegraph	76	75	74	72	70	70	75	80	80	85	85	90	85
Other public utility	321	323	298	267	241	235	265	283	311	325	338	352	355
All other private	12	11	11	10	8	7	7	8	10	11	12	12	12
PUBLIC CONSTRUCTION	1,269	1,227	1,039	823	762	724	811	986	1,164	1,278	1,364	1,417	1,427
Residential building	22	22	21	21	20	20	18	19	19	23	23	23	24
Nonresidential building	374	350	321	286	292	285	303	318	337	357	381	390	383
Industrial	45	40	38	30	35	34	33	31	32	37	38	42	43
Educational	221	212	200	186	190	187	195	206	216	220	231	235	229
Hospital and institutional	32	28	25	20	20	19	23	24	27	27	30	32	32
Other nonresidential bldg.	76	70	58	50	47	45	52	57	62	73	82	81	79
Military facilities	136	136	116	97	84	78	84	98	113	127	133	143	148
Highway	533	524	405	263	210	195	230	350	470	535	575	600	615
Sewer and water	100	97	89	80	82	77	92	102	109	115	123	127	123
Sewer	56	54	51	46	46	42	50	57	60	63	68	70	66
Water	44	43	38	34	36	35	42	45	49	52	55	57	57
Public service enterprises	35	31	25	22	25	23	30	38	42	44	48	51	50
Conservation and development	53	52	49	44	39	36	42	47	58	61	64	65	65
All other public	16	15	13	10	10	10	12	14	16	16	17	18	19

Source: Departments of Commerce and Labor.

COMPOSITION OF REGIONS AND GEOGRAPHIC DIVISIONS

NORTHEAST	NORTH CENTRAL	SOUTH	WEST
1. New England	3. E. N. Central	4. W. N. Central	5. S. Atlantic
Connecticut	Illinois	Iowa	Delaware
Maine	Indiana	Kansas	Alabama
Massachusetts	Michigan	Minnesota	Kentucky
New Hampshire	Ohio	Missouri	Florida
Rhode Island	Wisconsin	Nebraska	Georgia
Vermont		North Dakota	Maryland
2. Middle Atlantic		South Dakota	N. Carolina
New Jersey			S. Carolina
New York			Virginia
Pennsylvania			W. Virginia
			7. W. S. Central
			Arkansas
			Louisiana
			Oklahoma
			Texas
			8. Mountain
			Arizona
			Colorado
			Idaho
			Montana
			Nevada
			New Mexico
			Utah
			Wyoming
			9. Pacific
			California
			Oregon
			Washington

NONFARM POPULATION DISTRIBUTION IN 1950

NORTHEAST—29.5 percent.

NORTH CENTRAL—29.0 percent.

SOUTH—27.7 percent.

WEST—13.8 percent.

Chart I.

New Construction Put in Place

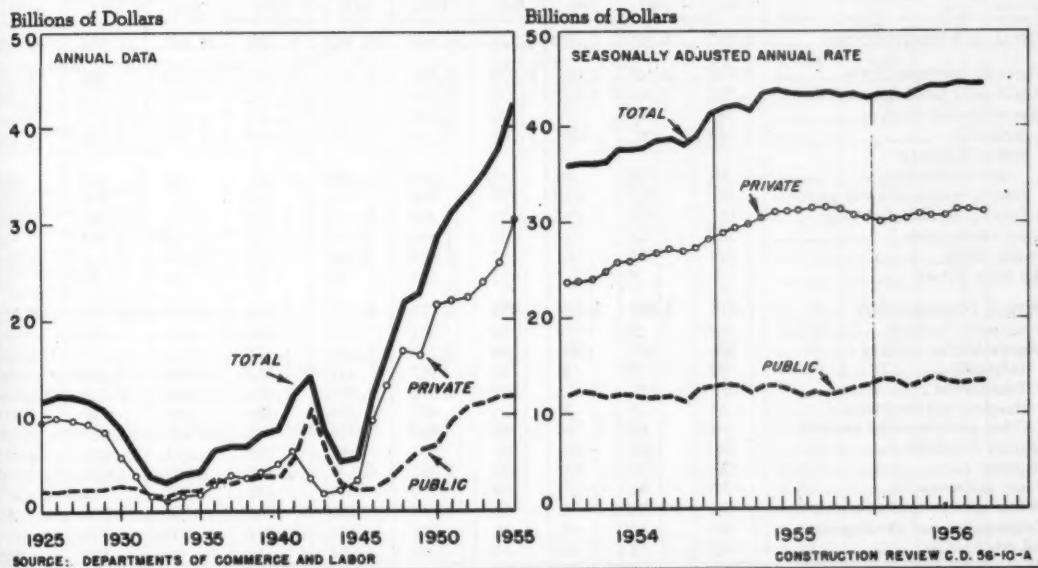


Table 3.--New Construction Put in Place: Seasonally Adjusted Annual Rate, by Type of Construction

(Value, in millions of dollars)

Type of construction	Seasonally adjusted annual rate							Annual total	
	1956								
	Sept.	Apr.	May	June	July	Aug.	Sept.	1954	1955
TOTAL NEW CONSTRUCTION	43,476	43,896	44,232	44,136	44,496	44,484	44,484	37,782	42,991
PRIVATE CONSTRUCTION	31,548	30,756	30,708	30,660	31,260	31,176	31,116	25,853	30,572
Residential building (nonfarm)	17,064	15,312	15,084	15,000	15,456	15,372	15,444	13,496	16,595
Nonresidential building	8,148	8,796	8,928	8,976	9,096	9,072	8,952	6,250	7,612
Industrial	2,508	2,904	3,132	3,264	3,312	3,312	3,216	2,030	2,399
Commercial	3,480	3,516	3,360	3,288	3,500	3,548	3,312	2,192	3,043
Office buildings and warehouses	1,188	1,296	1,332	1,356	1,392	1,428	1,464	958	1,136
Stores, restaurants, and garages	2,292	2,220	2,028	1,932	1,908	1,920	1,848	1,254	1,907
Other nonresidential building	2,160	2,376	2,436	2,424	2,484	2,412	2,424	2,008	2,170
Farm construction	1,584	1,524	1,512	1,500	1,500	1,488	1,476	1,645	1,600
Public utility	4,608	5,028	5,076	5,076	5,088	5,112	5,100	4,341	4,604
All other private	144	96	108	108	120	132	144	121	161
PUBLIC CONSTRUCTION	11,928	13,140	13,524	13,476	13,236	13,308	13,368	11,929	12,419
Residential building	240	240	228	264	264	252	264	336	263
Nonresidential building	4,068	3,816	3,924	4,080	4,080	4,140	4,176	4,641	4,227
Military facilities	1,368	1,248	1,416	1,476	1,464	1,452	1,476	1,030	1,297
Highway	4,140	5,256	5,316	5,100	4,896	4,836	4,764	3,870	4,520
Sewer and water	1,068	1,272	1,272	1,272	1,236	1,296	1,320	982	1,085
Public service enterprises	360	504	468	420	432	468	504	218	279
Conservation and development	516	636	720	696	684	672	660	704	593
All other public	168	168	180	168	180	192	204	148	155

Source: Departments of Commerce and Labor.

CONSTRUCTION REVIEW

Table 4.--New Construction Put in Place: Value in 1947-49 Prices, by Type of Construction

Type of construction	1956			1955			Year				
	Aug.	July	June	Aug.	1950	1951	1952	1953	1954	1955	
TOTAL NEW CONSTRUCTION	3,257	3,222	3,077	3,368	26,608	26,988	27,662	28,931	31,094	34,476	
PRIVATE CONSTRUCTION	2,142	2,140	2,055	2,270	19,885	18,677	18,428	19,433	21,000	24,155	
Residential building (nonfarm)	1,090	1,097	1,047	1,271	11,634	9,457	9,311	9,840	11,214	13,378	
Nonresidential building	587	588	571	536	3,566	4,494	4,211	4,655	5,073	5,995	
Industrial	209	205	201	165	1,004	1,790	1,909	1,807	1,690	1,946	
Office buildings and warehouses	92	86	80	78	396	500	461	640	789	898	
Stores, restaurants, and garages	125	137	136	143	828	733	525	857	998	1,473	
Other nonresidential bldgs.	161	160	154	150	1,338	1,471	1,316	1,351	1,596	1,678	
Farm construction	129	128	121	144	1,583	1,616	1,643	1,484	1,407	1,350	
Public utility	328	319	309	309	3,001	3,056	3,194	3,362	3,216	3,319	
All other private	8	8	7	10	101	54	69	92	90	113	
PUBLIC CONSTRUCTION	1,115	1,082	1,022	1,098	6,723	8,311	9,234	9,498	10,094	10,321	
Residential building	18	18	18	18	321	512	550	459	281	213	
Nonresidential building	286	281	266	294	2,237	3,050	3,465	3,531	3,743	3,299	
Industrial	32	29	29	41	212	821	1,384	1,434	1,253	588	
Educational	172	170	163	171	1,061	1,337	1,375	1,397	1,696	1,888	
Hospital and institutional	23	22	20	25	467	466	401	297	289	257	
Other nonresidential building	59	60	54	57	497	426	305	403	505	566	
Military facilities	111	104	100	107	171	788	1,195	1,105	872	1,067	
Highway	527	511	479	532	2,367	2,349	2,489	2,851	3,689	4,249	
Sewer and water	85	82	78	74	590	655	639	681	724	770	
Public service enterprises	33	32	29	24	164	168	148	146	156	192	
Conservation and development	43	43	41	38	786	721	694	639	520	421	
All other public	12	11	11	11	87	68	54	86	109	110	

Source: Departments of Commerce and Labor.

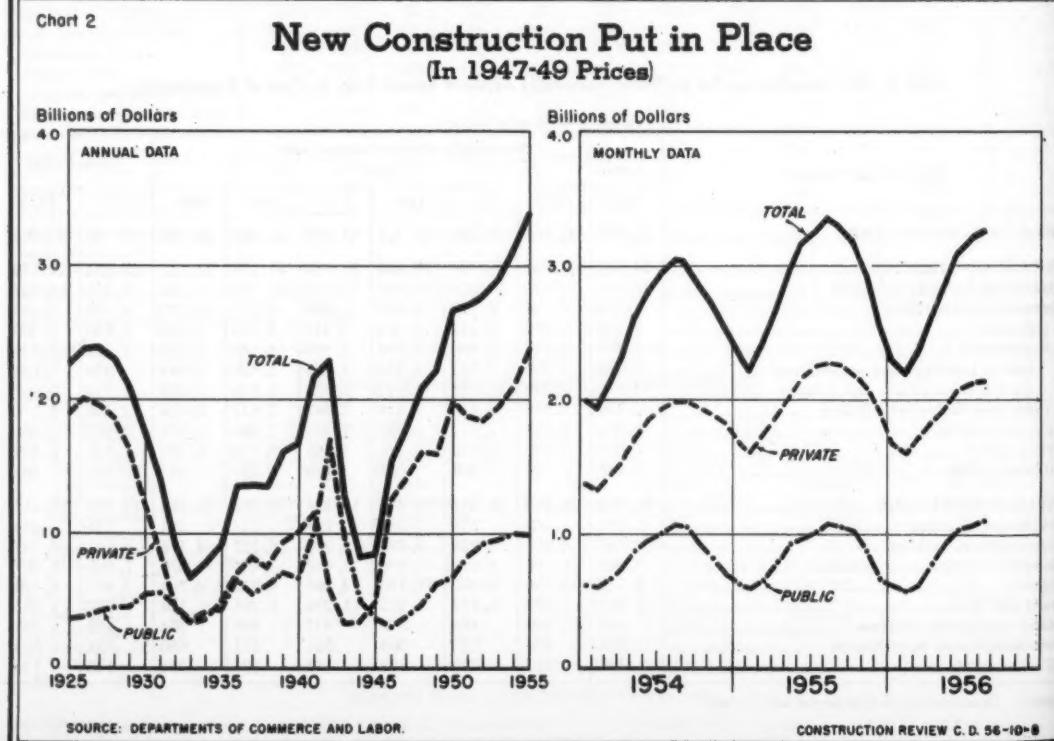


Table 5.--New Public Construction Put in Place, by Source of Funds, Ownership, and Type of Construction

Source of funds, ownership, and type of construction	Value (in millions of dollars)								Percent change		
	1955		1956			First 9 months		Sept. 1956 from- Sept. 1955	Aug. 1956	First 9 months, 1955-56	
	Sept.	May	June	July	Aug.	Sept.	1955	1956			
TOTAL PUBLIC CONSTRUCTION	1,269	1,164	1,278	1,364	1,417	1,427	9,330	9,933	+12	+ 1	+ 6
Federal funds	343	299	346	369	381	391	2,693	2,643	+14	+ 3	- 2
Direct Federal	256	221	251	271	280	282	2,130	1,987	+10	+ 1	- 7
Federal grants-in-aid ¹	87	78	95	98	101	109	563	656	+25	+ 8	+17
State and local funds	926	865	932	995	1,036	1,036	6,637	7,290	+12	0	+10
FEDEDERALLY OWNED	256	221	251	271	280	282	2,130	1,987	+10	+ 1	- 7
Residential building	0	0	1	1	1	2	1	5	..	+100	(2)
Nonresidential building	56	41	52	62	59	56	668	425	0	- 5	-36
Industrial	45	32	37	38	42	43	613	325	- 4	+ 2	-47
Educational	1	1	0	1	1	0	4	4	-100	-100	0
Hospital	2	3	3	4	4	4	16	27	+100	0	+69
Other nonresidential	8	5	12	19	12	9	35	69	+13	-25	+97
Military facilities	136	113	127	133	143	148	948	1,008	+ 9	+ 3	+ 6
Highway	10	8	9	10	11	10	57	65	0	- 9	+14
Conservation and development	53	58	61	64	65	65	448	477	+23	0	+ 6
All other federally owned	1	1	1	1	1	1	8	7	0	0	-13
STATE AND LOCALLY OWNED	1,013	943	1,027	1,093	1,137	1,145	7,200	7,946	+13	+ 1	+10
Residential building	22	19	22	22	22	22	198	184	0	0	- 7
Nonresidential building	318	296	305	319	331	327	2,602	2,621	+ 3	- 1	+ 1
Educational	220	215	220	230	234	229	1,840	1,905	+ 4	- 2	+ 4
Hospital	30	24	24	26	28	28	242	207	- 7	0	-14
Other nonresidential	68	57	61	63	69	70	520	509	+ 3	- 1	- 2
Highway	523	462	526	565	589	605	3,271	3,715	+16	+ 3	+14
Sewer and water	100	109	115	123	127	123	819	950	+23	- 3	+16
Sewer	56	60	63	68	70	66	464	522	+18	- 6	+13
Water	44	49	52	55	57	57	355	428	+29	0	+21
All other State and locally owned	50	57	59	64	68	68	310	476	+36	0	+54

Source: Departments of Commerce and Labor. ¹ Construction programs currently receiving Federal grants-in-aid cover highways, schools, hospitals, airports, and miscellaneous community facilities.

² Percent increase exceeds 300.

CONSTRUCTION MACHINERY, EQUIPMENT DEALERS
1954 Census of Business, Wholesale Trade, Preliminary Report

This wholesale trade report gives basic business statistics concerning dealers in construction machinery and equipment, and is one of a series presenting preliminary results of the 1954 Census of Business. The report summarizes data for the United States as a whole, for geographic regions, and by State--giving the number of establishments; the amount of their sales, inventories, operating expenses, and payrolls; the number of employees; and the number of unincorporated businesses active as of November 15, 1954.

Copies of Construction Machinery, Equipment Dealers (Preliminary Trade Report, 1954 Census of Business, Wholesale Trade, Series PW-3-26) may be obtained, at 10 cents each, from the Bureau of the Census, U. S. Department of Commerce, Washington 25, D. C., or from any of the Commerce Department's field offices.

Part II-New Housing

Table 6.--New Nonfarm Dwelling Units Started, by Ownership, Location, and Type of Structure

Period	Total	Ownership		Location ¹		Type of structure			
		Private	Public	Metro-	Nonmetro-	1-family houses	Units in 2-or-more family structures		
				po- li- tan	po- li- tan		All	2-4 family	5-or-more family
NUMBER OF NEW DWELLING UNITS (in thousands)									
Year: 1946.....	670.5	662.5	8.0	(2)	(2)	590.0	80.5	(3)	(3)
1947.....	849.0	845.6	3.4	(2)	(2)	740.2	108.8	(3)	(3)
1948.....	931.6	913.5	18.1	(2)	(2)	766.6	165.0	(3)	(3)
1949.....	1,025.1	988.8	36.3	(2)	(2)	794.3	230.8	(3)	(3)
1950.....	1,396.0	1,352.2	43.8	1,021.6	374.4	1,154.1	241.9	(3)	(3)
1951.....	1,091.3	1,020.1	71.2	776.8	314.5	900.1	191.2	(3)	(3)
1952.....	1,127.0	1,068.5	58.5	794.9	332.1	942.5	184.5	(3)	(3)
1953.....	1,103.8	1,068.3	35.5	803.5	300.3	937.8	166.0	(3)	(3)
1954.....	1,220.4	1,201.7	18.7	896.9	323.5	1,077.9	142.5	51.9	90.6
1955.....	1,328.9	1,309.5	19.4	975.8	353.1	1,194.4	134.5	49.2	85.3
First 8 months, 1955.....	942.8	929.2	13.6	696.5	246.3	846.3	96.5	34.4	62.1
First 8 months, 1956.....	782.9	767.2	15.7	552.8	230.1	(4)	(4)	(4)	(4)
1955: August.....	124.7	122.3	2.4	91.5	33.2	111.6	13.1	3.8	9.3
September.....	114.9	113.6	1.3	83.5	31.4	104.1	10.8	3.6	7.2
October.....	105.8	104.8	1.0	76.5	29.3	95.1	10.7	3.7	7.0
November.....	89.2	88.4	.8	64.6	24.6	80.4	8.8	4.3	4.5
December.....	76.2	73.5	2.7	54.7	21.5	68.5	7.7	3.2	4.5
1956: January.....	75.0	73.7	1.3	54.3	20.7	66.8	8.2	3.2	5.0
February.....	78.3	77.0	1.3	57.6	20.7	69.1	9.2	3.6	5.6
March.....	98.6	93.9	4.7	71.9	26.7	86.1	12.5	4.4	8.1
April.....	111.3	109.9	1.4	76.1	35.2	100.0	11.3	4.1	7.2
May.....	113.7	110.8	2.9	77.6	36.1	101.3	12.4	4.4	8.0
June.....	104.0	102.3	1.7	74.7	29.3	(4)	(4)	(4)	(4)
July.....	101.0	99.1	1.9	71.4	29.6	(4)	(4)	(4)	(4)
August.....	101.0	100.5	.5	69.2	31.8	(4)	(4)	(4)	(4)
Percent change									
First 8 months, 1955-56.....	-17.0	-17.4	+15.4	-20.6	-6.6	--	--	--	--
July-August, 1956.....	0	+40.8	-98.3	-3.1	+7.4	--	--	--	--
August, 1955-56.....	-19.0	-17.8	-79.2	-24.4	-4.2	--	--	--	--
PERCENT DISTRIBUTION									
Year: 1946.....	100	98.8	1.2	--	--	88.0	12.0	--	--
1947.....	100	99.6	.4	--	--	87.2	12.8	--	--
1948.....	100	98.1	1.9	--	--	82.3	17.7	--	--
1949.....	100	96.5	3.5	--	--	77.5	22.5	--	--
1950.....	100	96.9	3.1	73.2	26.8	82.7	17.3	--	--
1951.....	100	93.5	6.5	71.2	28.8	82.5	17.5	--	--
1952.....	100	94.8	5.2	70.5	29.5	83.6	16.4	--	--
1953.....	100	96.8	3.2	72.8	27.2	85.0	15.0	--	--
1954.....	100	98.5	1.5	73.5	26.5	88.3	11.7	4.3	7.4
1955.....	100	98.5	1.5	73.4	26.6	89.9	10.1	3.7	6.4
First 8 months, 1955.....	100	98.6	1.4	73.9	26.1	89.8	10.2	3.6	6.6
First 8 months, 1956.....	100	98.0	2.0	70.6	29.4	(4)	(4)	(4)	(4)
1955: August.....	100	98.1	1.9	73.4	26.6	89.5	10.5	3.0	7.5
September.....	100	98.9	1.1	72.7	27.3	90.6	9.4	3.1	6.3
October.....	100	99.1	.9	72.3	27.7	89.9	10.1	3.5	6.6
November.....	100	99.1	.9	72.4	27.6	90.1	9.9	4.8	5.1
December.....	100	96.5	3.5	71.8	28.2	89.9	10.1	4.2	5.9
1956: January.....	100	98.3	1.7	72.4	27.6	89.1	10.9	4.3	6.6
February.....	100	98.3	1.7	73.6	26.4	88.3	11.7	4.6	7.1
March.....	100	95.2	4.8	72.9	27.1	87.3	12.7	4.5	8.2
April.....	100	98.7	1.3	68.4	31.6	89.8	10.2	3.7	6.5
May.....	100	97.4	2.6	68.2	31.8	89.1	10.9	3.9	7.0
June.....	100	98.4	1.6	71.8	28.2	--	--	--	--
July.....	100	98.1	1.9	70.7	29.3	--	--	--	--
August.....	100	99.5	.5	68.5	31.5	--	--	--	--

Source: Department of Labor.

¹ Data by urban and rural-nonfarm classification for 1920-53 are available upon request.² Annual data

not available before 1950; monthly data not available before January 1953.

not available before January 1954.

Tabulations showing the number of units in 2-family and 3-or-more family structures for 1920-53 are available upon request.

⁴ Not yet available.

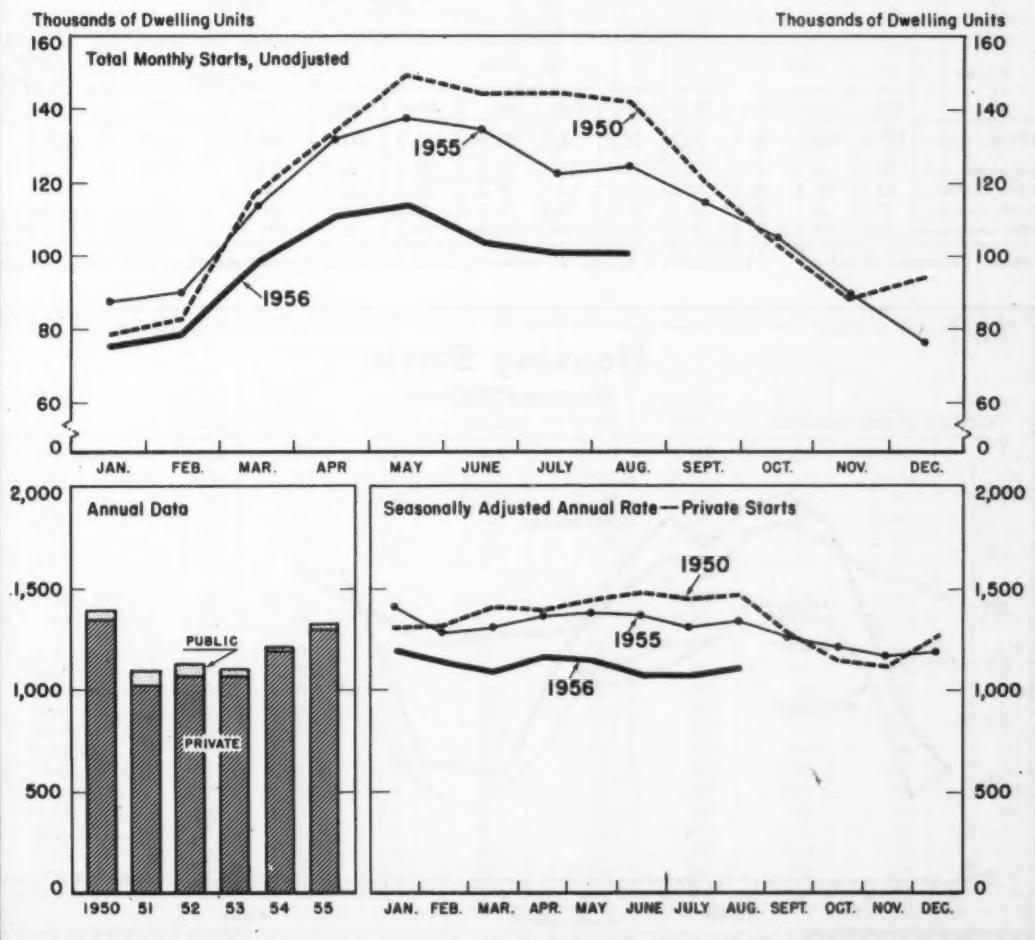
Table 7.—New Private Nonfarm Dwelling Units Started: Seasonally Adjusted Annual Rate

Year	Number of new dwelling units (in thousands)											
	Jan.	Feb.	Mar.	Apr.	May	June	July	Aug.	Sept.	Oct.	Nov.	Dec.
1946	682	709	756	719	698	662	642	638	601	607	612	647
1947	694	720	696	710	749	802	847	899	981	1,018	1,013	962
1948	938	829	955	1,019	997	990	969	898	862	806	802	807
1949	800	796	814	885	905	929	964	1,028	1,094	1,156	1,240	1,250
1950	1,306	1,310	1,406	1,390	1,448	1,476	1,460	1,478	1,282	1,149	1,120	1,269
1951	1,343	1,156	1,068	990	983	948	925	961	1,052	1,002	976	967
1952	1,000	1,086	1,060	1,037	1,039	1,029	1,084	1,075	1,099	1,121	1,100	1,092
1953	1,102	1,083	1,122	1,134	1,097	1,082	1,045	1,021	1,024	1,026	1,050	1,032
1954	1,056	1,081	1,086	1,121	1,111	1,175	1,221	1,244	1,260	1,275	1,377	1,458
1955	1,416	1,286	1,314	1,374	1,398	1,371	1,318	1,346	1,262	1,209	1,179	1,192
1956	1,195	1,127	1,094	1,157	1,146	1,070	1,070	1,110				

Source: Department of Labor.

Chart 3.

Housing Starts (UNADJUSTED AND SEASONALLY ADJUSTED)



SOURCE: DEPARTMENT OF LABOR.

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Table 8.--New Private 1-Family Houses Started: Average Construction Cost

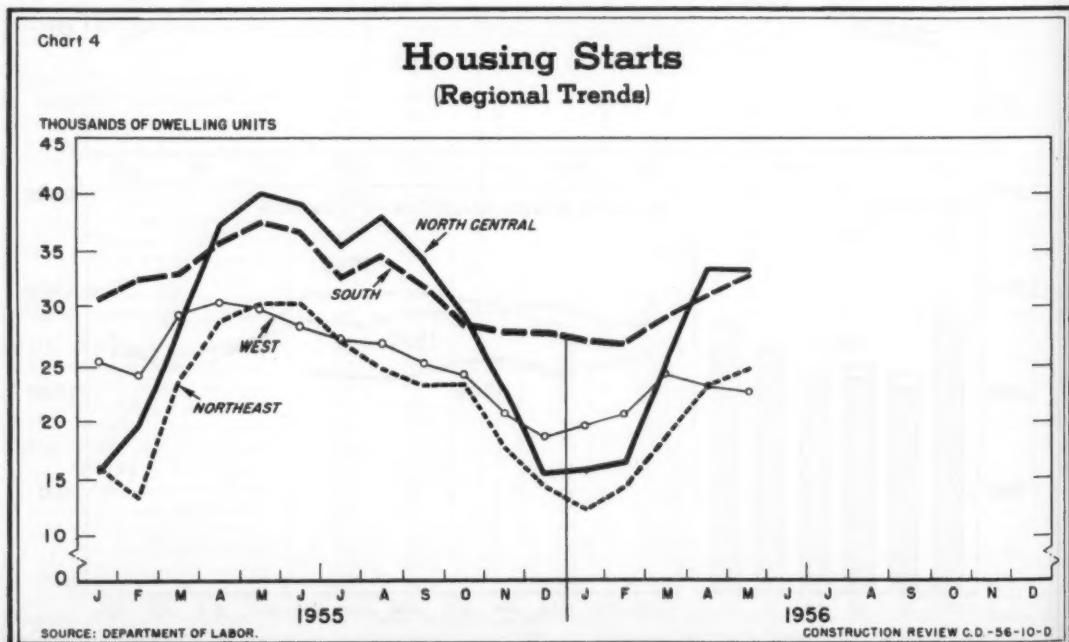
Year	Jan.	Feb.	Mar.	Apr.	May	June	July	Aug.	Sept.	Oct.	Nov.	Dec.	Year
AVERAGE CONSTRUCTION COST													
1946.....	\$5,250	\$5,400	\$5,850	\$5,575	\$5,475	\$5,425	\$5,375	\$5,450	\$5,450	\$5,625	\$5,675	\$5,575	\$5,525
1947.....	5,700	5,825	6,150	6,275	6,250	6,450	6,725	6,950	7,025	7,275	7,525	7,650	6,750
1948.....	7,250	7,450	7,550	7,775	7,950	8,050	8,050	8,100	7,900	7,825	7,900	7,900	7,850
1949.....	7,650	7,525	7,450	7,500	7,650	7,675	7,525	7,650	7,725	7,675	7,675	7,625	7,625
1950.....	7,625	7,850	8,225	8,450	8,450	8,750	8,875	9,125	8,900	9,200	9,075	9,200	8,675
1951.....	9,100	9,250	9,175	9,325	9,475	9,475	9,400	9,300	9,450	9,225	9,250	9,125	9,300
1952.....	9,050	9,275	9,350	9,550	9,575	9,675	9,500	9,425	9,600	9,525	9,550	9,525	9,475
1953.....	9,400	9,600	9,800	10,000	9,900	10,000	10,125	10,175	10,200	10,175	9,975	10,000	9,950
1954.....	9,750	9,800	10,075	10,600	10,850	10,750	10,850	10,750	10,675	10,800	10,850	11,075	10,625
1955.....	10,575	11,125	11,250	11,250	11,400	11,400	11,475	11,425	11,525	11,575	11,575	11,625	11,350
1956.....	11,325	11,750	12,150	12,275	12,300	(1)	(1)	(1)					
Percent change, 1955 to 1956													
	+ 7.1	+ 5.6	+ 8.0	+ 9.1	+ 7.9	--	--	--					

Source: Department of Labor.

¹ Not yet available.Table 9.--New Nonfarm Dwelling Units Started, by Region ¹

Region	Number of new dwelling units (in thousands)										Percent change, 1st 5 mos. 1955-56	
	1955				1956				First 5 months			
	May	Oct.	Nov.	Dec.	Jan.	Feb.	Mar.	Apr.	May	1955	1956	
TOTAL	137.6	105.8	89.2	76.2	75.0	78.3	98.6	111.3	113.7	560.9	476.9	-15.0
Northeast	30.3	23.5	17.7	14.3	12.4	14.4	18.9	23.4	24.7	112.0	93.8	-16.3
North Central	40.0	29.4	23.0	15.6	15.7	16.4	26.1	33.6	33.3	140.7	125.1	-11.1
South	37.4	28.5	27.8	27.7	27.3	26.8	29.2	31.0	32.8	169.0	147.1	-13.0
West	29.9	24.4	20.7	18.6	19.6	20.7	24.4	23.3	22.9	139.2	110.9	-20.3

Source: Department of Labor.

¹ Composition of regions, and nonfarm population distribution by region, are shown below table 2.

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Table 10.—New Private Nonfarm Dwelling Units: Mortgages Applied for, Appraisals Requested, and Units Started Under FHA and VA Programs

Period	FHA-assisted units		VA-assisted units		Nonfarm dwelling units started		
	In applications	Started (in thousands)	In appraisal requests	Started (in thousands)	U. S. total	FHA- assisted	VA- assisted
NUMBER OF DWELLING UNITS							
Year: 1950	625, 343	486.7	(1)	200.0	100	36	15
1951	267, 127	263.5	164, 365	148.6	100	26	15
1952	323, 753	280.0	226, 299	141.3	100	26	13
1953	327, 323	252.0	251, 437	156.6	100	24	15
1954	383, 334	276.3	535, 412	307.0	100	23	26
1955	314, 888	277.1	620, 776	391.8	100	21	30
First 8 mos., 1955	240, 608	199.8	477, 281	274.0	100	22	29
First 8 mos., 1956	167, 665	137.5	300, 865	189.9	100	18	25
1955: August	27, 294	26.9	55, 974	40.8	100	22	33
September	23, 840	24.7	45, 063	33.4	100	22	29
October	19, 836	18.6	43, 143	34.8	100	18	33
November	16, 921	17.5	30, 397	28.1	100	20	32
December	13, 683	16.2	24, 892	21.6	100	22	29
1956: January	16, 181	13.0	29, 284	23.0	100	18	31
February	20, 189	13.1	37, 134	17.4	100	17	23
March	26, 376	17.0	37, 511	20.6	100	18	22
April	23, 755	19.9	45, 769	26.4	100	18	24
May	24, 278	19.7	44, 395	26.6	100	18	24
June	18, 331	18.5	35, 620	26.4	100	18	26
July	19, 484	17.6	34, 634	25.2	100	18	25
August	19, 070	18.7	36, 518	24.4	100	19	24
Percent change							
First 8 mos., 1955-56	-30	-31	-37	-31			

Source: Table compiled by Department of Labor from data reported by the Federal Housing Administration (HHFA) and the Veterans Administration.

¹Not available.

Table 11.—Nonfarm Mortgage Recordings of \$20,000 or Less: Number and Average Amount, and Total Amount by Type of Lender

Period	Total number (in thou- sands)	Average amount (dollars)	Total amount (in millions of dollars) recorded by—					
			All lenders	Savings and loan associations	Insurance companies	Commercial banks	Mutual savings banks	Individuals
Year: 1950	3, 032	5, 335	16, 179	5, 060	1, 618	3, 365	1, 064	2, 299
1951	2, 878	5, 701	16, 405	5, 295	1, 615	3, 370	1, 013	2, 539
1952	3, 028	5, 950	18, 018	6, 452	1, 420	3, 600	1, 137	2, 758
1953	3, 164	6, 241	19, 747	7, 365	1, 480	3, 680	1, 327	2, 841
1954	3, 458	6, 644	22, 974	8, 312	1, 768	4, 239	1, 501	2, 882
1955	3, 913	7, 279	28, 484	10, 452	1, 932	5, 617	1, 858	3, 362
First 7 mos., 1955 ..	2, 271	7, 211	16, 376	6, 145	1, 153	3, 128	1, 006	1, 923
First 7 mos., 1956 ..	2, 120	7, 488	15, 874	5, 608	1, 067	3, 260	996	2, 074
1955: July	335	7, 348	2, 463	953	161	472	168	283
August	366	7, 362	2, 697	1, 060	163	521	179	310
September	342	7, 377	2, 522	946	155	505	168	292
October	326	7, 320	2, 387	835	153	505	167	285
November	314	7, 380	2, 316	765	152	499	171	285
December	293	7, 457	2, 188	700	156	457	166	268
1956: January	275	7, 483	2, 059	665	148	435	131	275
February	278	7, 368	2, 050	700	136	421	127	270
March	309	7, 360	2, 271	816	152	468	128	300
April	303	7, 494	2, 269	827	148	470	128	295
May	324	7, 511	2, 434	872	159	508	152	318
June	319	7, 583	2, 417	877	165	494	162	309
July	312	7, 621	2, 374	851	159	464	168	307
Percent change*								
First 7 mos., 1955-56	-7	+4	-3	-9	-7	+4	-1	+8
								-5

Source: Table compiled by Department of Labor from data reported by the Federal Home Loan Bank Board.

Part III--Building Permits

Table 12.--Building Permit Activity: Current Summary, by Type of Building Construction

Type of building construction	Valuation (in millions of dollars)						Percent change, Aug., 1955-56	
	1956			1955	First 8 months			
	Aug.	July	June	Aug.	1956	1955		
All building construction ¹	1,709.2	1,716.2	1,828.0	1,793.7	13,188.3	13,305.4	-5	
Private	1,573.9	1,560.2	1,588.8	1,630.8	11,920.1	12,143.2	-3	
Public	135.3	155.9	239.2	162.9	1,268.1	1,162.2	-17	
New dwelling units ²	930.2	887.2	963.2	1,101.1	7,269.1	8,289.1	-16	
Number of new dwelling units	(84,563)	(81,285)	(88,258)	(108,115)	(677,696)	(833,439)	(-22)	
New nonresidential building	575.1	635.6	682.3	526.0	4,541.4	3,763.8	+9	
Commercial buildings	187.6	192.8	211.9	195.4	1,443.9	1,268.1	-4	
Stores and other mercantile buildings	92.0	81.4	85.1	112.8	699.5	695.5	-18	
All other commercial buildings	95.6	111.4	126.8	82.6	744.4	572.6	+16	
Community buildings	190.7	208.4	215.9	172.9	1,908.8	1,319.4	+10	
Industrial buildings	103.0	124.9	113.3	68.4	857.7	521.4	+51	
All other nonresidential buildings	93.8	109.5	141.2	89.3	731.0	654.9	+5	
Additions, alterations, and repairs	181.1	183.8	173.0	149.4	1,278.5	1,138.2	+21	

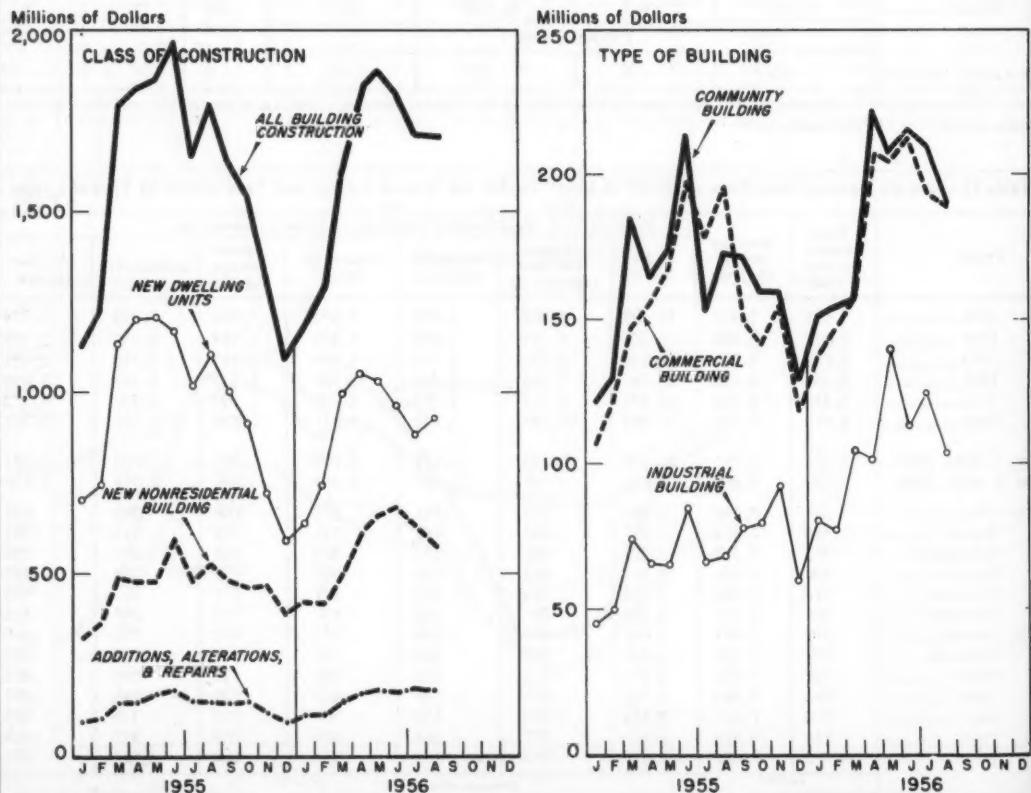
Source: Department of Labor.

¹ Includes new nonhousekeeping residential building, not shown separately.

² Housekeeping only.

Chart 5

Building Permit Activity



SOURCE: DEPARTMENT OF LABOR.

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Table 13.--Building Permit Activity: Valuation, by Type of Building Construction and Region¹

Type of building construction	Valuation (in millions of dollars)						Percent change, 1st 7 months 1955-56	
	1955		1956		First 7 months			
	July	May	June	July	1955	1956		
UNITED STATES								
All building construction ²	1,657.3	1,902.1	1,828.0	1,716.2	11,511.7	11,479.1	(3)	
New dwelling units ⁴	1,016.9	1,039.2	963.2	887.2	7,188.0	6,338.9	-12	
New nonresidential building.....	481.4	667.4	682.3	635.6	3,237.8	3,966.3	+22	
Commercial buildings.....	178.5	204.8	211.9	192.8	1,072.7	1,256.3	+17	
Amusement buildings.....	9.8	14.4	10.7	12.3	67.3	70.5	+5	
Commercial garages.....	5.8	5.9	6.8	7.0	37.1	36.8	-1	
Gasoline and service stations.....	11.3	16.2	15.2	13.7	81.1	92.8	+14	
Office buildings.....	61.2	66.2	94.1	78.4	304.4	448.6	+47	
Stores and other mercantile bldgs.....	90.4	102.1	85.1	81.4	582.7	607.5	+4	
Community buildings.....	154.6	208.1	215.9	208.4	1,146.5	1,318.1	+15	
Educational buildings.....	97.4	125.2	149.7	110.7	728.8	852.2	+17	
Institutional buildings.....	18.8	37.8	26.8	51.8	182.4	199.9	+10	
Religious buildings.....	38.3	45.1	39.3	45.8	235.4	265.9	+13	
Garages, private residential.....	18.9	22.3	20.6	21.8	104.1	112.1	+8	
Industrial buildings.....	69.1	139.2	113.3	124.9	453.0	754.7	+67	
Public buildings.....	23.9	37.9	65.1	30.5	194.4	200.4	+3	
Public utilities buildings.....	20.3	30.0	34.0	36.9	157.1	184.9	+18	
All other nonresidential buildings.....	16.2	25.1	21.4	20.3	110.0	139.8	+27	
Additions, alterations, and repairs.....	150.9	181.9	173.0	183.8	988.8	1,097.4	+11	
Northeast								
All building construction ²	376.0	401.7	427.5	341.8	2,516.8	2,432.0	-3	
New dwelling units ⁴	235.9	238.0	224.5	186.5	1,564.1	1,352.6	-14	
New nonresidential building.....	106.7	121.4	163.0	114.5	716.2	833.5	+16	
Commercial buildings.....	39.2	33.3	60.8	36.7	228.3	254.8	+12	
Amusement buildings.....	1.6	2.2	2.8	1.7	11.1	15.6	+41	
Commercial garages.....	1.4	1.4	1.4	2.3	10.9	11.9	+9	
Gasoline and service stations.....	1.5	2.9	3.0	2.2	13.7	16.4	+20	
Office buildings.....	19.4	12.3	36.5	18.3	88.5	105.0	+19	
Stores and other mercantile bldgs.....	15.4	14.5	17.0	12.2	104.0	105.8	+2	
Community buildings.....	38.6	42.1	59.2	45.8	273.9	336.7	+23	
Educational buildings.....	27.8	24.8	46.3	25.7	187.5	224.3	+20	
Institutional buildings.....	1.7	8.2	5.8	13.1	33.7	58.5	+74	
Religious buildings.....	9.0	9.2	7.2	7.0	52.7	53.9	+2	
Garages, private residential.....	4.0	4.7	4.6	4.2	22.3	22.7	+2	
Industrial buildings.....	18.1	19.6	21.3	16.1	112.0	138.0	+23	
Public buildings.....	1.9	13.6	4.1	2.4	18.7	27.7	+48	
Public utilities buildings.....	1.9	4.0	7.5	4.6	32.4	27.3	-16	
All other nonresidential buildings.....	3.1	4.1	5.5	4.7	28.6	26.4	-8	
Additions, alterations, and repairs.....	32.1	39.2	38.1	39.6	217.2	231.9	+7	
North Central								
All building construction ²	511.0	622.6	563.5	555.8	3,378.2	3,476.4	+3	
New dwelling units ⁴	317.0	333.9	318.6	292.2	2,121.1	1,973.1	-7	
New nonresidential building.....	145.8	232.2	194.9	208.8	974.1	1,184.8	+22	
Commercial buildings.....	47.3	71.8	46.8	59.4	285.4	348.6	+22	
Amusement buildings.....	3.4	2.3	4.9	6.4	23.4	22.0	-6	
Commercial garages.....	2.4	1.8	2.1	1.0	9.9	8.2	-17	
Gasoline and service stations.....	3.6	5.2	5.2	4.3	25.4	27.1	+7	
Office buildings.....	12.2	26.8	12.0	27.5	66.9	117.7	+76	
Stores and other mercantile bldgs.....	25.6	35.7	22.6	20.1	159.8	173.4	+9	
Community buildings.....	46.5	56.1	68.9	76.5	353.6	390.9	+11	
Educational buildings.....	31.3	36.9	44.6	37.7	218.1	251.4	+15	
Institutional buildings.....	3.5	6.4	12.4	17.7	63.2	55.0	-13	
Religious buildings.....	11.7	12.8	11.9	21.1	72.3	84.5	+17	
Garages, private residential.....	10.4	12.5	11.9	12.4	52.7	58.9	+12	
Industrial buildings.....	18.9	69.8	39.9	38.9	156.9	256.3	+63	
Public buildings.....	9.6	2.6	10.5	7.2	54.3	38.0	-30	
Public utilities buildings.....	11.5	10.5	13.3	10.9	57.5	64.6	+12	
All other nonresidential buildings.....	1.7	8.9	3.6	3.6	13.7	27.7	+102	
Additions, alterations, and repairs.....	46.0	53.4	47.5	52.0	269.4	299.8	+11	

See footnotes at end of table.

CONSTRUCTION REVIEW

Table 13.--Building Permit Activity: Valuation, by Type of Building Construction and Region¹--Continued

Type of building construction	Valuation (in millions of dollars)						Percent change, last 7 months 1955-56	
	1955		1956		First 7 months			
	July	May	June	July	1955	1956		
South								
All building construction ²	382.5	455.3	401.5	393.2	2,900.7	2,740.0	- 6	
New dwelling units ⁴	214.3	238.6	198.6	200.1	1,707.2	1,476.0	-14	
New nonresidential building.....	124.9	164.7	155.6	139.0	882.3	946.8	+ 7	
Commercial buildings.....	56.7	63.7	52.6	49.9	327.9	372.4	+14	
Amusement buildings.....	2.7	4.0	1.7	1.5	22.2	16.0	-28	
Commercial garages.....	.9	2.1	2.2	1.1	12.3	9.2	-25	
Gasoline and service stations.....	4.1	5.2	4.8	4.7	26.1	32.5	+25	
Office buildings.....	21.6	19.3	19.0	18.4	89.4	134.0	+50	
Stores and other mercantile bldgs.....	27.4	33.2	24.9	24.2	177.9	180.7	+ 2	
Community buildings.....	37.2	52.3	48.1	47.9	312.2	312.4	(3)	
Educational buildings.....	19.2	27.4	31.3	25.1	171.7	182.0	+ 6	
Institutional buildings.....	6.2	12.0	5.8	11.1	60.4	50.2	-17	
Religious buildings.....	11.7	12.9	10.9	11.7	80.1	80.3	(3)	
Garages, private residential.....	1.6	1.9	1.5	1.5	11.2	11.4	+ 2	
Industrial buildings.....	14.9	18.6	20.3	16.9	75.7	112.9	+49	
Public buildings.....	5.7	13.9	26.7	5.0	76.7	62.6	-18	
Public utilities building.....	3.5	10.1	2.3	14.1	47.7	52.1	+ 9	
All other nonresidential buildings.....	5.3	4.1	4.1	3.7	30.8	23.0	-25	
Additions, alterations, and repairs.....	40.7	47.7	44.5	50.2	274.2	294.3	+ 7	
West								
All building construction ²	387.8	422.5	435.6	425.4	2,716.0	2,830.7	+ 4	
New dwelling units ⁴	249.7	228.6	221.6	208.3	1,795.6	1,537.1	-14	
New nonresidential building.....	104.0	149.1	168.8	173.2	665.2	1,001.0	+50	
Commercial buildings.....	35.3	35.9	51.8	46.9	231.0	280.6	+21	
Amusement buildings.....	2.1	5.9	1.3	2.7	10.6	16.9	+59	
Commercial garages.....	1.0	.7	1.1	2.6	4.0	7.5	+88	
Gasoline and service stations.....	2.1	2.9	2.1	2.5	15.9	16.8	+ 6	
Office buildings.....	8.0	7.8	26.7	14.3	59.5	92.0	+55	
Stores and other mercantile bldgs.....	22.0	18.6	20.6	24.8	140.9	147.4	+ 5	
Community buildings.....	32.3	57.6	39.7	38.2	206.7	278.1	+35	
Educational buildings.....	19.1	36.1	27.5	22.2	151.4	194.5	+28	
Institutional buildings.....	7.4	11.3	2.9	9.9	25.2	36.2	+44	
Religious buildings.....	5.8	10.2	9.3	6.0	30.2	47.3	+57	
Garages, private residential.....	2.9	3.2	2.6	3.7	17.8	19.2	+ 8	
Industrial buildings.....	17.2	31.2	31.8	53.0	108.4	247.4	+128	
Public buildings.....	6.6	7.8	23.8	15.9	44.8	72.1	+61	
Public utilities buildings.....	3.5	5.5	10.9	7.2	19.5	40.8	+109	
All other nonresidential buildings.....	6.1	8.0	8.2	8.3	36.8	62.8	+71	
Additions, alterations, and repairs.....	32.1	41.6	42.9	42.0	228.0	271.4	+19	

Source: Department of Labor. ¹Composition of regions, and nonfarm population distribution by region, are shown below table 2. ²Includes new nonhousekeeping residential building, not shown separately. ³Change of less than one-half of 1 percent. ⁴Housekeeping only.

Table 14.--Building Permit Activity: Number of Nonresidential Buildings, By Type of Building

Type of building construction	1955		1956						
	July	Dec.	Jan.	Feb.	Mar.	Apr.	May	June	
Amusement buildings.....	206	92	105	143	186	284	286	277	242
Commercial garages.....	157	143	128	124	216	196	202	173	203
Educational buildings.....	486	342	388	396	463	419	498	562	345
Garages, private residential.....	22,750	6,882	6,758	7,214	14,234	22,588	25,136	23,399	24,705
Gasoline and service stations.....	826	660	643	757	843	940	1,024	974	903
Industrial buildings.....	1,132	938	1,080	1,091	1,349	1,550	1,487	1,359	1,191
Institutional buildings.....	75	49	62	52	78	83	79	88	111
Office buildings.....	610	434	512	582	715	742	710	710	639
Religious buildings.....	506	301	315	361	471	607	613	564	572
Stores & other mercantile bldgs.....	2,854	2,056	2,137	2,566	3,160	3,504	3,446	2,839	2,940

Source: Department of Labor.

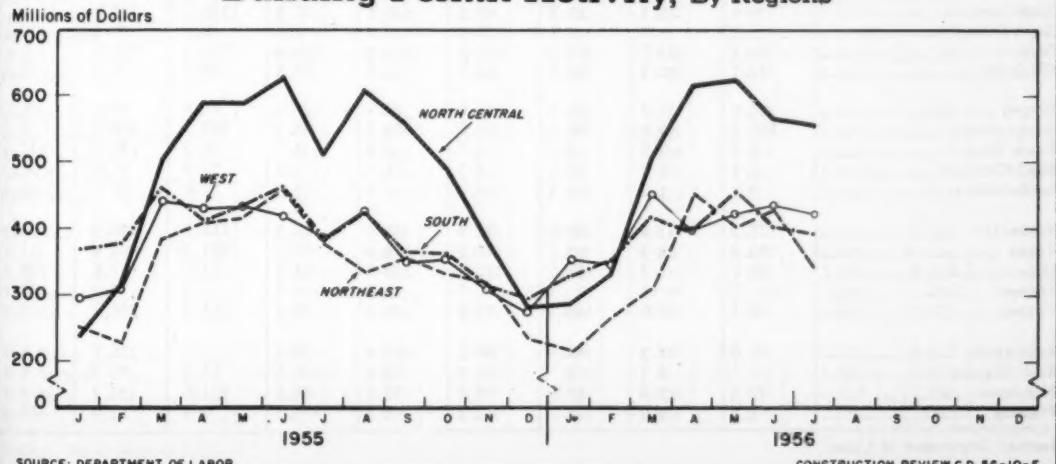
Table 15.—Building Permit Activity: Valuation and Number of New Dwelling Units, by Type of Structure, Public-Private Ownership, and Region¹

(Housekeeping units only)

Ownership and type of structure	Valuation (in millions of dollars)					Number of dwelling units				
	1955		1956		Firs ^t 7 months	1955		1956		Firs ^t 7 months
	July	June	July	1955	1956	July	June	July	1955	1956
UNITED STATES										
All new dwelling units...	1,016.9	963.2	887.2	7,188.0	6,338.9	98,319	88,258	81,285	725,324	593,133
Privately owned	1,007.7	937.1	881.1	7,097.2	6,233.0	97,497	85,710	80,530	715,518	582,674
1-family	933.9	878.2	824.6	6,628.2	5,808.5	89,444	76,546	71,881	640,507	516,982
2-4 family	23.5	25.2	25.1	187.6	184.0	3,567	3,817	3,617	29,938	27,256
5-or-more family ...	30.3	33.7	31.4	281.4	240.5	4,486	5,347	5,032	45,073	38,436
Publicly owned	9.2	26.1	6.1	90.8	105.9	822	2,548	755	9,806	10,459
Northeast										
All new dwelling units...	235.9	224.5	186.5	1,564.1	1,352.6	22,335	20,040	16,792	153,145	122,683
Privately owned	229.5	214.3	180.6	1,513.4	1,291.0	21,846	18,864	16,057	147,630	116,513
1-family	212.4	201.9	171.7	1,360.3	1,194.8	19,618	17,178	14,932	127,476	103,518
2-4 family	4.4	5.7	6.2	38.2	43.3	996	799	823	5,486	5,881
5-or-more family ...	12.7	6.6	2.7	114.8	52.9	1,632	887	302	14,668	7,114
Publicly owned	6.4	10.2	6.0	50.7	61.6	489	1,176	735	5,515	6,170
North Central										
All new dwelling units...	317.0	318.6	292.2	2,121.1	1,973.1	26,850	25,934	23,090	183,022	158,667
Privately owned	315.3	313.3	292.2	2,105.0	1,953.9	26,676	25,434	23,090	181,329	156,702
1-family	306.3	298.4	279.8	2,018.1	1,867.3	25,640	23,671	21,522	170,856	146,731
2-4 family	7.1	7.8	6.3	52.7	52.7	779	901	620	5,947	5,509
5-or-more family ...	2.0	7.1	6.1	34.2	33.9	257	862	948	4,526	4,462
Publicly owned	1.7	5.3	0	16.2	19.3	174	500	0	1,693	1,965
South										
All new dwelling units...	214.3	198.6	200.1	1,707.2	1,476.0	24,156	20,938	21,150	198,790	157,756
Privately owned	213.3	195.9	200.1	1,695.9	1,459.9	24,008	20,715	21,150	197,514	156,205
1-family	204.0	187.6	187.2	1,611.3	1,372.2	22,136	18,918	18,952	179,171	140,800
2-4 family	4.2	4.3	4.5	39.0	32.9	926	848	841	8,462	6,573
5-or-more family ...	5.1	4.0	8.5	45.6	55.0	946	949	1,357	9,881	8,832
Publicly owned	1.0	2.7	0	11.3	16.0	148	223	0	1,276	1,551
West										
All new dwelling units...	249.7	221.6	208.3	1,795.6	1,537.1	24,978	21,346	20,253	190,367	154,027
Privately owned	249.5	213.7	208.2	1,783.0	1,528.1	24,967	20,697	20,233	189,045	153,254
1-family	231.2	190.3	185.9	1,638.5	1,374.3	22,050	16,779	16,475	163,004	125,933
2-4 family	7.9	7.5	8.2	57.7	55.2	1,266	1,269	1,333	10,043	9,293
5-or-more family ...	10.5	16.0	14.0	86.8	98.6	1,651	2,649	2,425	15,998	18,028
Publicly owned .....	.1	7.9	.2	12.6	9.0	11	649	20	1,322	773

Source: Department of Labor. ¹ Composition of regions, and nonfarm population distribution by region, are shown below table 2.

Chart 6. Building Permit Activity, By Regions



SOURCE: DEPARTMENT OF LABOR.

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Table 16.--Building Permit Activity: Valuation, by Metropolitan-Nonmetropolitan Location and by State

(Millions of dollars)

State	1955		1956				First 6 months		Percent change, 1st 6 mos. 1955-56
	June	Feb.	Mar.	Apr.	May	June	1955	1956	
ALL STATES	1,968.2	1,299.2	1,677.1	1,863.0	1,902.1	1,828.0	9,854.4	9,762.9	- 1
Metropolitan areas	1,581.2	1,040.6	1,302.8	1,441.7	1,504.3	1,441.4	7,920.3	7,668.0	- 3
Nonmetropolitan areas	387.0	258.6	374.3	421.3	397.8	386.6	1,934.1	2,094.9	+ 8
Alabama	16.5	14.0	15.1	13.9	17.0	14.5	85.4	88.4	+ 4
Arizona	13.3	18.4	15.7	12.2	19.3	18.4	87.3	95.0	+ 9
Arkansas	4.4	5.1	6.0	5.7	5.7	5.0	28.4	30.8	+ 8
California	283.9	254.7	314.9	269.8	286.7	281.5	1,603.8	1,649.9	+ 3
Colorado	24.1	22.6	22.8	25.5	20.7	28.8	143.0	139.6	- 2
Connecticut	37.0	32.0	22.0	37.6	37.9	41.0	187.1	187.1	0
Delaware	6.2	2.8	3.7	5.2	5.0	6.3	30.7	29.0	- 6
District of Columbia	16.0	2.5	5.4	3.1	5.5	4.5	61.7	23.7	-62
Florida	69.6	70.1	70.1	69.1	73.8	75.0	379.7	420.0	+11
Georgia	23.8	19.8	24.6	20.0	26.7	23.0	138.3	132.6	- 4
Idaho	4.0	1.1	3.9	4.4	6.3	3.6	17.7	20.6	+16
Illinois	127.7	86.2	137.4	138.5	138.6	124.7	638.9	703.0	+10
Indiana	39.8	27.0	30.8	39.9	45.2	41.0	189.6	204.0	+ 8
Iowa	23.2	9.0	16.2	21.1	21.4	18.9	94.7	92.5	- 2
Kansas	34.1	12.1	20.4	14.6	13.2	10.9	108.0	81.0	-25
Kentucky	17.7	10.6	13.0	19.4	20.0	14.1	82.8	83.7	+ 1
Louisiana	28.6	22.0	27.8	27.6	30.5	20.5	166.2	152.4	- 8
Maine	2.7	2.0	1.4	2.8	4.6	4.4	12.7	16.9	+33
Maryland	62.5	33.5	41.6	39.5	46.1	40.1	282.2	224.3	-21
Massachusetts	47.1	25.6	36.9	50.2	45.1	39.2	225.1	228.5	+ 2
Michigan	117.5	67.2	89.3	119.4	124.5	97.1	553.9	549.7	- 1
Minnesota	50.3	17.1	26.2	46.0	51.9	41.0	207.6	193.4	- 7
Mississippi	6.3	3.9	4.9	6.2	5.0	3.8	27.9	27.6	- 1
Missouri	34.9	20.2	31.5	37.4	26.6	28.4	169.2	161.6	- 4
Montana	3.1	1.2	5.6	3.4	5.0	5.5	18.7	21.8	+17
Nebraska	10.6	4.9	7.8	8.9	7.2	8.0	56.1	39.8	-29
Nevada	7.7	3.1	6.1	5.1	3.9	3.1	42.2	25.1	-41
New Hampshire	3.4	1.1	2.0	4.2	6.2	3.8	17.9	18.4	+ 3
New Jersey	82.3	65.1	70.1	90.9	83.8	69.2	417.0	427.9	+ 3
New Mexico	9.1	5.6	5.7	6.1	6.8	5.9	49.0	37.2	-24
New York	173.4	92.2	111.5	167.3	133.8	161.0	785.4	748.2	- 5
North Carolina	18.9	21.1	21.3	19.1	29.5	17.4	120.3	123.9	+ 3
North Dakota	6.1	.4	.9	7.1	5.0	6.6	18.6	20.4	+10
Ohio	132.8	63.7	101.1	119.8	132.0	137.8	591.4	621.0	+ 5
Oklahoma	14.2	10.4	11.6	11.4	13.9	13.5	86.1	71.3	-17
Oregon	15.9	12.0	14.5	16.9	23.9	21.1	83.8	99.0	+18
Pennsylvania	107.5	45.9	68.3	94.9	84.1	93.3	465.5	426.6	- 8
Rhode Island	5.4	2.9	2.9	4.7	4.4	14.1	26.2	31.7	+21
South Carolina	6.4	9.0	6.6	6.5	7.7	6.0	52.2	41.8	-20
South Dakota	3.5	1.0	3.4	4.7	4.5	5.3	17.6	21.1	+20
Tennessee	21.9	12.8	19.9	21.4	20.3	19.1	116.2	110.3	- 5
Texas	90.0	82.3	88.4	77.1	84.3	75.0	561.2	494.4	-12
Utah	16.8	7.1	12.0	11.3	12.0	13.0	62.9	87.6	+39
Vermont .....	.6	.1	.3	.7	1.9	1.5	4.0	4.9	+23
Virginia	54.7	29.0	46.1	45.0	58.0	55.5	263.2	259.1	- 2
Washington	36.9	20.3	46.3	39.2	35.9	51.8	210.4	216.7	+ 3
West Virginia	7.5	4.1	4.7	6.0	6.2	7.9	35.5	33.5	- 6
Wisconsin	47.5	22.9	35.6	59.6	52.6	43.6	221.6	233.2	+ 5
Wyoming	1.8	1.2	3.0	2.2	2.1	3.1	9.4	12.9	+37

Source: Department of Labor.

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Table 17.--Building Permit Activity: Number of New Dwelling Units, by Metropolitan-Nonmetropolitan Location and by State

(Housekeeping units only)

State	1955		1956				First 6 months		Percent change, 1st 6 mos. 1955-56
	June	Feb.	Mar.	Apr	May	June	1955	1956	
ALL STATES	115,221	71,110	94,623	98,116	96,114	88,258	627,005	511,848	-18
Metropolitan areas	91,924	55,052	73,636	74,414	73,941	67,756	500,390	394,229	-21
Nonmetropolitan areas	23,297	16,058	20,987	23,702	22,173	20,502	126,615	117,619	-7
Alabama	1,176	858	1,131	994	1,252	1,078	7,133	6,368	-11
Arizona	1,095	958	1,267	887	1,334	826	8,044	6,248	-22
Arkansas	301	254	465	402	306	274	2,444	1,960	-20
California	18,373	16,298	18,869	16,382	16,045	14,885	117,306	96,912	-17
Colorado	1,727	1,008	1,595	1,541	1,492	1,667	11,172	8,454	-24
Connecticut	2,091	1,162	1,270	1,812	1,861	2,014	9,648	8,843	-8
Delaware	528	129	215	318	166	316	2,196	1,519	-31
District of Columbia	287	42	375	79	317	128	2,039	974	-52
Florida	4,739	4,979	5,027	4,929	5,043	4,623	28,218	29,245	+4
Georgia	1,904	1,538	1,627	1,559	1,628	1,411	11,073	9,196	-17
Idaho	181	39	133	188	196	158	999	775	-22
Illinois	6,836	3,654	6,725	6,659	5,944	5,970	35,367	32,278	-9
Indiana	2,338	1,004	1,626	2,064	1,981	1,736	10,880	9,434	-13
Iowa	1,337	368	827	1,085	982	1,130	5,164	4,673	-10
Kansas	1,100	719	963	847	845	676	6,055	4,707	-22
Kentucky	1,182	480	872	1,150	1,006	894	6,247	4,884	-22
Louisiana	1,446	772	1,077	1,552	1,146	763	8,075	6,189	-23
Maine	191	18	67	158	238	173	703	683	-3
Maryland	2,827	1,964	2,499	2,572	2,195	1,922	17,708	12,516	-29
Massachusetts	2,816	1,386	1,995	2,339	2,638	2,124	13,495	12,133	-10
Michigan	6,816	3,632	5,061	5,687	4,650	4,912	31,909	26,730	-16
Minnesota	2,156	548	1,281	2,088	1,960	1,571	9,740	8,001	-18
Mississippi	379	282	295	298	255	276	1,999	1,670	-16
Missouri	1,844	1,037	1,450	1,568	1,307	1,244	9,200	7,537	-18
Montana	204	65	151	193	226	209	1,099	892	-16
Nebraska	610	243	389	569	463	479	3,316	2,545	-23
Nevada	470	164	491	353	204	89	2,145	1,510	-30
New Hampshire	225	67	107	202	263	195	1,103	894	-19
New Jersey	5,141	4,332	4,046	4,529	4,699	3,886	27,764	23,636	-15
New Mexico	617	338	385	425	411	425	3,644	2,202	-40
New York	11,076	4,636	6,821	7,332	6,826	7,805	51,109	38,858	-24
North Carolina	1,163	1,318	1,126	1,051	1,121	854	7,517	6,335	-16
North Dakota	175	10	40	261	215	204	820	752	-8
Ohio	6,965	2,828	4,455	5,934	5,523	5,971	31,515	26,749	-15
Oklahoma	894	702	706	684	700	754	5,942	4,071	-31
Oregon	699	451	680	738	923	633	4,093	3,837	-6
Pennsylvania	5,217	1,866	3,635	4,388	4,241	3,520	24,909	19,172	-23
Rhode Island	405	193	257	311	326	294	1,919	1,515	-21
South Carolina	467	440	428	350	376	299	2,961	2,277	-23
South Dakota	322	43	140	221	204	161	1,217	811	-33
Tennessee	1,611	861	1,260	1,240	1,131	1,082	9,951	6,689	-33
Texas	6,160	4,213	5,048	4,198	4,437	3,600	40,836	25,762	-37
Utah	1,041	469	753	583	733	815	3,988	3,789	-5
Vermont	34	8	12	42	48	29	160	157	-2
Virginia	3,306	2,206	2,613	3,024	3,702	2,380	18,605	15,371	-17
Washington	2,082	1,050	1,668	1,744	1,568	1,550	12,305	8,552	-30
West Virginia	323	194	308	334	313	284	1,690	1,580	-7
Wisconsin	2,245	1,219	2,036	2,789	2,553	1,880	10,989	11,360	+3
Wyoming	99	65	156	123	101	89	634	603	-5

Source: Department of Labor.

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Table 18.—Building Permit Activity: Valuation, in Selected Metropolitan Areas

(Millions of dollars)

Metropolitan area	1956					First 6 months		Percent change, 1st 6 mos. 1955-56	
	June	Feb.	Mar.	Apr.	May	June	1955	1956	
Atlanta, Ga.	15.9	11.0	12.0	11.5	17.5	12.0	88.5	75.2	-15
Baltimore, Md.	27.1	19.0	21.7	19.2	16.3	22.1	151.4	112.2	-26
Birmingham, Ala.	6.8	4.7	8.0	6.0	7.7	6.0	36.5	38.2	+5
Boston, Mass.	28.5	15.5	17.7	28.5	25.3	20.0	126.4	119.0	-6
Buffalo, N. Y.	19.0	6.5	23.3	15.1	14.3	18.6	80.0	85.6	+7
Chicago, Ill.	115.3	78.2	118.6	122.9	124.0	110.2	566.4	627.2	+11
Cleveland, Ohio	36.6	22.8	38.3	39.0	39.4	40.9	173.5	200.4	+16
Columbus, Ohio	16.1	7.3	9.1	13.3	17.1	12.7	60.8	70.3	+1
Denver, Colo.	14.5	16.7	14.4	17.8	12.8	11.7	92.9	85.2	-8
Detroit, Mich.	79.8	49.7	61.1	69.1	87.7	64.0	372.5	369.2	-1
Indianapolis, Ind.	11.6	10.4	7.7	9.4	18.9	9.3	54.7	60.2	+10
Los Angeles, Calif.	141.5	128.4	159.3	125.5	142.4	146.2	822.5	842.4	+2
Memphis, Tenn.	8.0	3.9	6.4	6.7	5.2	5.6	45.2	35.4	-22
Miami, Fla.	26.5	16.6	23.1	23.1	28.3	27.7	141.9	137.4	-3
Milwaukee, Wis.	15.7	11.1	16.2	21.5	25.0	15.5	90.0	98.2	+9
New York-Northeastern New Jersey	174.3	110.1	115.5	175.9	143.0	163.9	820.5	806.1	-2
Norfolk-Portsmouth, Va.	8.7	3.9	5.5	4.0	15.8	11.4	40.3	43.9	+9
Phoenix, Ariz.	8.6	12.8	10.7	7.5	11.1	13.3	60.9	62.8	+3
Rochester, N. Y.	9.2	3.0	4.6	7.2	7.2	5.8	45.9	30.4	-34
Salt Lake City, Utah	7.7	4.6	6.3	5.6	5.5	8.5	31.0	34.7	+12
San Diego, Calif.	18.7	13.4	22.4	15.6	16.4	17.0	89.3	94.1	+5
San Francisco-Oakland, Calif.	45.0	38.5	45.3	46.3	46.0	45.6	252.0	252.0	0
Seattle, Wash.	15.5	10.2	13.6	18.5	12.0	24.1	95.6	87.8	-8
Washington, D. C.	60.4	21.1	27.8	32.0	40.4	26.7	238.2	167.3	-30

Source: Department of Labor.

Table 19.—Building Permit Activity: Number of New Dwelling Units, in Selected Metropolitan Areas

(Housekeeping only)

Metropolitan area	1956					First 6 months		Percent change, 1st 6 mos. 1955-56	
	June	Feb.	Mar.	Apr.	May	June	1955	1956	
Atlanta, Ga.	1,125	861	980	922	966	754	6,522	5,230	-20
Baltimore, Md.	1,190	1,091	1,471	1,220	1,013	992	8,811	6,412	-27
Birmingham, Ala.	522	300	447	355	473	339	2,842	2,308	-19
Boston, Mass.	1,297	745	836	997	1,280	884	6,149	5,240	-15
Buffalo, N. Y.	1,205	376	1,517	900	943	1,007	5,608	5,160	-8
Chicago, Ill.	6,082	3,275	5,863	5,689	5,117	5,204	31,487	28,158	-11
Cleveland, Ohio	1,719	806	1,188	1,218	1,173	1,304	8,157	6,411	-21
Columbus, Ohio	1,040	347	491	625	649	785	4,034	3,457	-14
Denver, Colo.	1,129	656	1,068	1,021	957	702	7,840	5,180	-34
Detroit, Mich.	4,423	2,682	3,669	3,466	2,864	3,161	21,282	17,673	-17
Indianapolis, Ind.	747	284	407	473	742	443	3,086	2,571	-17
Los Angeles, Calif.	9,449	8,536	8,916	8,115	7,879	7,174	60,022	49,714	-17
Memphis, Tenn.	635	295	415	416	374	295	4,563	2,271	-50
Miami, Fla.	1,405	1,209	1,677	1,557	1,562	1,573	9,157	8,982	-2
Milwaukee, Wis.	841	606	921	1,008	1,091	790	4,286	4,876	+14
New York-Northeastern New Jersey	11,200	5,545	6,644	7,618	7,267	8,051	53,621	40,666	-24
Norfolk-Portsmouth, Va.	501	270	338	277	1,379	313	3,653	2,802	-23
Phoenix, Ariz.	647	699	922	587	916	535	6,005	4,312	-28
Rochester, N. Y.	565	176	257	294	362	307	2,572	1,567	-39
Salt Lake City, Utah	621	359	374	316	319	487	2,231	2,107	-6
San Diego, Calif.	943	1,115	1,336	1,139	1,113	1,031	5,829	6,425	+10
San Francisco-Oakland, Calif.	2,807	1,882	2,829	2,264	2,074	2,094	17,243	12,360	-28
Seattle, Wash.	842	637	747	821	686	622	5,593	3,998	-29
Washington, D. C.	2,704	1,137	1,544	2,322	1,898	1,400	13,616	9,235	-32

Source: Department of Labor.

Table 20.—Building Permit Activity: Valuation in Selected Metropolitan Areas by Type of Building Construction

June 1956 (Thousands of dollars)

Type of building construction	Atlanta, Ga.	Baltimore, Md.	Birmingham, Ala.	Boston, Mass.	Buffalo, N. Y.	Chicago, Ill.	Cleveland, Ohio	Columbus, Ohio
All building construction ¹	11,977	22,078	6,005	20,010	18,648	110,236	40,893	12,692
New dwelling units ²	7,589	11,261	3,085	10,017	10,470	73,274	20,802	10,295
New nonresidential building	2,792	9,640	1,912	7,036	7,199	29,257	16,441	1,744
Commercial buildings	1,908	1,047	862	1,775	2,290	6,489	4,137	262
Amusement buildings	51	129	25	13	312	807	1,506	0
Commercial garages	39	0	0	137	20	61	29	0
Gasoline and service stations	187	253	47	121	125	656	109	52
Office buildings	189	311	470	101	323	1,408	1,376	0
Stores and other mercantile bldgs.	1,443	355	320	1,403	1,511	3,558	1,117	210
Community buildings	515	2,255	777	2,089	1,233	9,204	2,627	1,117
Educational buildings	15	1,903	596	1,634	979	8,524	2,140	920
Institutional buildings	110	10	0	0	0	0	299	0
Religious buildings	391	342	181	455	254	680	228	197
Garages, private residential	24	68	21	187	427	2,449	857	197
Industrial buildings	285	5,727	28	2,130	740	8,970	8,087	32
Public buildings	0	334	0	805	0	0	165	0
Public utilities buildings	0	24	5	31	610	1,825	145	1
All other nonresidential buildings	61	184	219	19	1,899	320	423	134
Additions, alterations, and repairs	1,595	1,169	1,008	2,949	944	7,308	2,354	654
	Denver, Colo.	Detroit, Mich.	Indianapolis, Ind.	Los Angeles, Calif.	Memphis, Tenn.	Miami, Fla.	Milwaukee, Wis.	New York-Northeastern New Jersey
All building construction ¹	11,710	63,950	9,265	146,203	5,558	27,717	15,473	163,935
New dwelling units ²	7,175	39,399	5,036	74,979	2,215	13,853	9,794	90,755
New nonresidential building	3,024	17,528	3,668	34,343	2,462	9,601	4,787	61,027
Commercial buildings	435	6,260	1,994	24,309	103	4,127	712	31,814
Amusement buildings	23	93	85	313	2	252	0	503
Commercial garages	0	979	0	396	0	0	11	231
Gasoline and service stations	161	713	119	213	43	134	68	866
Office buildings	151	906	187	17,087	17	2,177	288	26,199
Stores and other mercantile bldgs.	101	3,568	1,603	6,301	41	1,564	345	4,015
Community buildings	403	4,806	757	10,239	206	3,796	2,659	17,761
Educational buildings	236	4,131	757	7,710	0	3,713	1,175	14,777
Institutional buildings	0	129	0	472	107	36	1,059	1,075
Religious buildings	147	546	0	2,057	99	48	425	1,909
Garages, private residential	220	2,547	127	640	96	73	455	1,241
Industrial buildings	1,851	2,318	776	7,823	1,854	507	231	6,504
Public buildings	20	0	0	949	0	873	0	1,148
Public utilities buildings	3	1,156	14	5,833	0	37	725	451
All other nonresidential buildings	91	442	0	4,550	203	187	6	2,108
Additions, alterations, and repairs	1,404	6,733	561	16,505	882	3,860	891	11,071
	Norfolk-Portsmouth, Va.	Phoenix, Ariz.	Rochester, N. Y.	Salt Lake City, Utah	San Diego, Calif.	San Francisco-Oakland, Calif.	Seattle, Wash.	Washington, D. C.
All building construction ¹	11,433	13,286	5,795	8,458	16,967	45,635	24,116	26,739
New dwelling units ²	2,781	5,796	4,001	5,588	10,472	22,152	6,986	16,031
New nonresidential building	7,974	6,750	1,053	2,430	4,811	17,850	15,035	7,058
Commercial buildings	1,673	2,619	423	1,625	997	3,813	681	2,642
Amusement buildings	0	2	160	0	127	25	117	20
Commercial garages	0	0	27	0	9	595	0	36
Gasoline and service stations	108	43	45	22	14	143	58	81
Office buildings	0	711	70	1,346	191	1,054	383	871
Stores and other mercantile bldgs.	1,566	1,864	121	257	655	1,996	122	1,635
Community buildings	1,515	2,433	225	600	220	3,995	2,800	2,102
Educational buildings	1,497	2,546	225	0	40	2,174	2,726	1,443
Institutional buildings	0	0	0	0	0	52	0	100
Religious buildings	18	87	0	600	180	1,769	74	559
Garages, private residential	62	25	170	98	219	176	57	46
Industrial buildings	123	462	219	71	1,823	2,691	10,456	14
Public buildings	4,588	955	0	0	1,299	6,451	698	1,786
Public utilities buildings	3	0	0	0	19	18	178	349
All other nonresidential buildings	10	257	17	36	231	707	165	119
Additions, alterations, and repairs	678	710	741	441	1,631	5,526	2,095	3,317

Source: Department of Labor.

¹ Includes new nonhousekeeping residential building, not shown separately.² Housekeeping only.

Part IV--Contract Awards

Table 21.--Contract Awards: Public Construction, by Ownership and Type of Construction ¹

Ownership and type of construction ²	Value (in millions of dollars)								Percent change, 1st 7 mos. 1955-56	
	1955		1956				First 7 months			
	July	Feb.	Mar.	Apr.	May	June	July	1955	1956	
ALL PUBLIC CONSTRUCTION.....	709.5	648.1	878.4	920.1	852.7	1,086.6	1,079.6	5,220.6	6,273.3	+20
FEDERALLY OWNED.....	47.8	119.6	178.8	208.2	163.0	327.8	164.3	924.3	1,276.3	+38
Residential building.....	1.2	12.7	7.6	7.1	9.3	12.0	.4	23.1	52.1	+126
Nonresidential building.....	28.3	39.8	88.3	112.7	77.7	163.6	41.2	590.5	571.6	-3
Educational.....	.8	(3)	3.0	2.9	.5	4.3	2.3	3.7	13.2	+257
Hospital and institutional.....	1.2	.3	4.5	3.5	10.9	5.2	3.4	68.1	33.3	-51
Administrative and general.....	1.4	4.2	8.4	6.5	17.0	20.5	6.1	29.0	65.5	+126
Other nonresidential building.....	24.9	35.3	72.4	99.8	49.3	133.6	29.4	489.7	459.6	-6
Airfield building.....	1.5	7.2	8.4	4.2	6.6	8.8	4.1	88.0	51.2	-42
Industrial.....	10.4	7.0	41.9	38.4	21.0	44.5	9.3	208.7	172.0	-18
Troop housing.....	.6	9.0	1.6	8.1	1.2	40.1	6.1	36.6	77.0	+110
Warehouses.....	7.8	1.3	2.5	32.6	4.9	4.0	4.5	61.6	51.0	-17
All other.....	4.6	10.8	18.0	16.5	15.6	36.2	5.4	94.8	108.4	+14
Airfields.....	3.1	17.1	7.5	17.2	7.5	17.7	6.1	98.9	88.5	-11
Conservation and development.....	9.4	29.2	66.9	51.1	28.6	41.6	54.8	119.7	313.3	+162
Highway.....	4.5	8.4	2.9	4.8	6.6	17.3	4.9	37.0	47.1	+27
Electric power.....	.5	5.5	2.1	5.0	28.2	64.3	53.0	21.3	160.1	(4)
All other federally owned.....	.8	6.9	3.5	10.3	5.1	11.3	3.9	33.8	43.6	+29
STATE AND LOCALLY OWNED.....	661.7	528.5	699.6	711.9	689.7	758.8	915.3	4,296.3	4,997.0	+16
Residential building.....	18.1	22.0	38.8	18.3	21.1	22.7	21.4	120.2	154.8	+29
Nonresidential building.....	284.9	186.0	279.4	296.8	295.1	287.5	284.4	1,714.2	1,884.1	+10
Educational.....	215.7	145.1	215.4	204.1	205.9	184.1	199.2	1,260.1	1,346.6	+7
Hospital and institutional.....	15.5	9.4	12.4	25.0	34.3	28.0	24.2	120.6	168.8	+40
Administrative and general.....	22.5	17.4	32.6	30.6	21.8	40.1	26.1	150.0	178.9	+19
Other nonresidential building.....	31.2	14.1	19.0	37.1	33.1	35.3	34.9	183.5	189.8	+3
Highway.....	255.8	234.3	279.0	265.3	249.1	305.1	349.3	1,643.7	1,928.4	+17
Sewerage systems.....	38.7	30.5	42.9	51.3	45.0	60.1	49.3	279.4	393.7	+41
Water supply facilities.....	26.5	26.7	30.6	38.3	33.3	44.0	76.2	187.5	278.2	+48
Utilities.....	28.0	20.0	11.2	23.1	31.6	27.7	118.2	281.5	260.9	-7
Electric power.....	4.7	5.7	2.6	12.4	7.9	8.6	103.6	170.8	156.2	-9
Other utilities.....	23.3	14.3	8.6	10.7	23.7	19.1	14.6	110.7	104.7	-5
All other State and locally owned.....	9.7	9.0	17.7	18.8	14.5	11.7	16.5	69.8	96.9	+39

Source: Departments of Commerce and Labor.

¹ Includes major force-account projects started principally by TVA and State highway departments.

² Types not shown separately are included in the appropriate "other" category.

³ Less than \$50,000.

⁴ Percent increase exceeds 300.

Table 22.--Contract Awards: Highway Construction, by Ownership, Source of Funds, and Type of Facility ¹

Ownership, source of funds, and type of facility	Value (in millions of dollars)								Percent change, 1st 7 mos. 1955-56	
	1955		1956				First 7 months			
	July	Feb.	Mar.	Apr.	May	June	July	1955	1956	
ALL HIGHWAY CONSTRUCTION.....	260.3	242.7	281.9	270.1	255.7	322.4	354.2	1,680.7	1,975.5	+18
FEDERALLY OWNED.....	4.5	8.4	2.9	4.8	6.6	17.3	4.9	37.0	47.1	+27
STATE OWNED.....	204.3	219.1	254.8	219.0	200.7	248.2	280.4	1,408.4	1,650.2	+17
Federally aided projects:										
Total value.....	115.3	105.4	127.8	127.0	116.8	162.3	149.6	679.6	943.7	+39
Federal funds.....	61.4	53.8	70.3	64.3	61.8	83.9	73.8	362.5	485.1	+54
Independent State projects:										
Total value.....	89.0	113.7	127.0	92.0	83.9	85.9	130.8	728.8	706.5	-3
Toll facilities.....	30.0	67.3	76.4	17.5	15.1	11.4	50.6	386.9	276.1	-29
LOCALLY OWNED ²	51.5	15.2	24.2	46.3	48.4	56.9	68.9	235.3	278.2	+18

Source: Departments of Commerce and Labor.

¹ Includes force-account work started on Federal and State projects.

² By municipalities and counties.

Chart 7.

Contracts Awarded on Public Construction

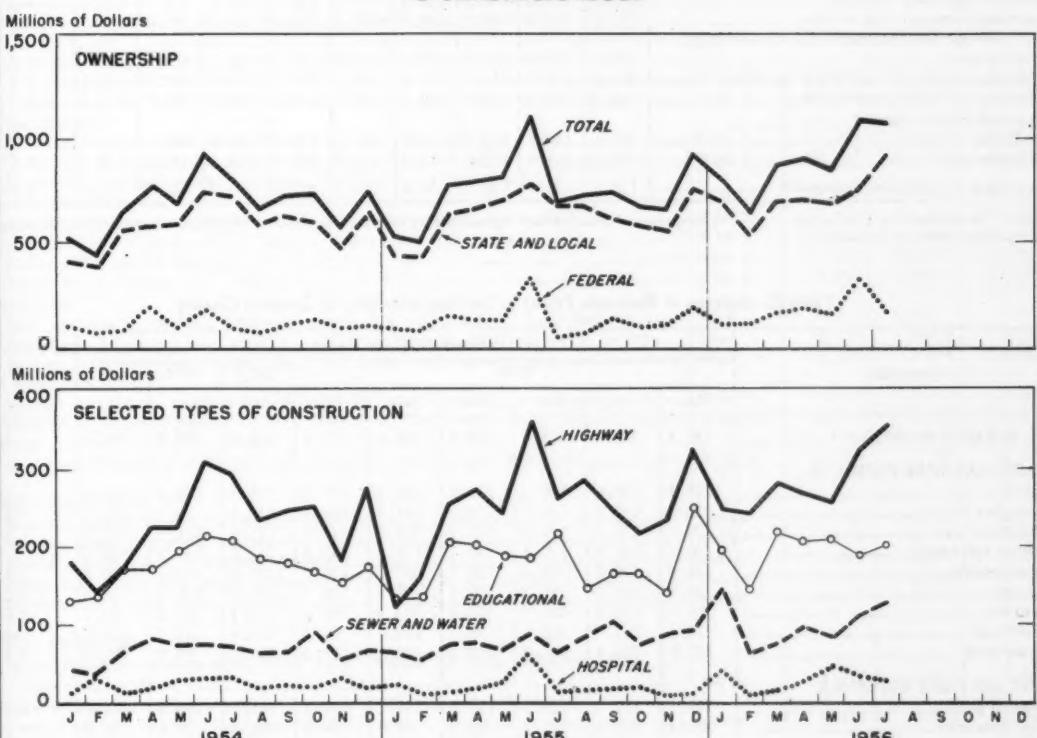


Table 23.—Contracts Awarded in 37 Eastern States

Type of construction	Value (in millions of dollars)			Percent change		
	Aug. 1956	July 1956	First 8 months, 1956	Aug. 1956 from--		First 8 months, 1955-56
				July 1956	Aug. 1955	
TOTAL	2,069	2,149	17,416	- 4	+ 9	+ 8
Building construction	1,621	1,605	13,533	+ 1	+ 7	+ 5
Residential	874	758	7,331	+15	+ 5	+ 1
Nonresidential	747	847	6,202	-12	+10	+ 9
Engineering	448	544	3,883	-18	+18	+22
Public works	301	374	2,829	-20	(1)	+21
Utilities	147	170	1,054	-13	+87	+24

Source: Compiled by Department of Commerce from data reported by F. W. Dodge Corporation.
1 percent.

¹Change of less than one-half of

Part V—Costs

Table 24.—Construction Cost Indexes

Compiler and coverage	Indexes (1947-49 = 100)									Percent change, Aug. 1955-56
	1956						1953	1954	1955	
	Mar.	Apr.	May	June	July	Aug.	Aug.	Aug.	Aug.	
American Appraisal Company	133.0	133.6	134.3	134.9	135.7	136.4	124.0	126.4	130.4	+ 5
Associated General Contractors	139.8	139.8	141.0	142.6	144.4	144.4	128.7	133.0	137.0	+ 5
E. H. Boeckh and Associates (20 city average):										
Residences	128.0	128.9	129.8	130.1	130.3	130.5	122.1	120.7	124.9	+ 4
Apartments, hotels, and office buildings	134.8	135.7	136.9	137.4	138.0	138.3	127.2	127.4	131.8	+ 5
Commercial and factory buildings	136.4	137.3	138.4	138.9	139.9	140.2	127.7	128.5	133.4	+ 5
Engineering News-Record (as of Sept. 1):										
Building	143.6	144.1	144.5	144.7	145.3	147.9	128.9	134.4	141.7	+ 4
Construction	150.8	152.0	152.8	153.4	153.7	155.6	134.8	141.3	148.5	+ 5
Department of Commerce composite ¹	128.6	129.4	130.3	130.8	131.3	132.1	123.0	121.8	125.7	+ 5

Source: Department of Commerce.

¹ A composite of cost indexes representative of the major types of construction, weighted by the current relative importance of each type.

Table 25.—Indexes of Wholesale Prices of Building Materials, by Selected Classes

Commodity	Indexes (1947-49 = 100)									Percent change, Aug. 1955-56
	1956						1953	1954	1955	
	Mar.	Apr.	May	June	July	Aug.	Aug.	Aug.	Aug.	
ALL BUILDING MATERIALS ¹	130.5	131.3	130.8	130.6	130.6	131.6	120.8	120.8	127.4	+ 3
LUMBER AND WOOD PRODUCTS:										
Lumber	129.9	130.6	130.4	129.6	128.5	127.5	119.3	118.7	126.4	+ 1
Douglas fir	135.3	136.0	135.7	133.8	131.7	128.9	115.5	124.5	134.1	- 4
Southern pine	120.7	120.6	120.2	119.2	119.5	119.1	115.0	111.5	115.3	+ 3
Other softwoods	139.7	140.8	140.3	140.2	138.8	138.8	134.0	130.2	138.4	(2)
Hardwoods	126.9	128.2	128.4	128.3	127.2	126.6	115.8	112.1	120.4	+ 5
Millwork	128.9	128.9	129.2	129.5	129.7	129.5	131.7	129.7	128.3	+ 1
Plywood	107.5	106.9	102.7	101.0	103.3	99.2	112.4	105.4	105.7	- 6
Softwood	112.1	111.4	103.1	99.7	103.4	95.4	115.4	114.7	110.7	- 14
Hardwood	105.0	104.4	104.4	104.4	105.2	105.2	110.3	98.8	102.6	+ 3
PAINT AND PAINT MATERIALS:										
Prepared paint	119.1	119.1	119.1	119.1	119.1	119.1	110.7	112.8	114.8	+ 4
Paint materials	101.4	101.6	101.2	99.4	98.6	98.3	96.0	97.8	97.6	+ 1
METAL PRODUCTS:										
Structural shapes	157.5	157.5	157.5	157.5	157.5	170.5	141.9	146.2	157.5	+ 8
Hardware, finish	145.8	147.2	147.2	147.2	147.2	150.2	133.4	135.8	139.9	+ 7
Plumbing equipment	135.1	133.9	135.0	134.1	134.1	134.1	118.7	118.5	128.1	+ 5
Enameled iron fixtures	131.9	125.3	125.3	125.3	125.3	125.3	129.2	129.2	131.9	- 5
Vitreous china fixtures	124.1	124.2	124.2	124.2	124.2	124.2	111.2	111.7	123.0	+ 1
Brass fittings	138.1	141.9	143.9	143.0	143.0	143.0	117.1	116.5	129.4	+ 11
Heating equipment	117.1	117.3	117.3	117.4	117.9	119.0	115.6	114.1	116.0	+ 3
Furnaces	123.8	123.8	124.0	124.0	124.1	126.6	119.7	120.6	122.8	+ 3
Water heaters	107.1	107.1	106.6	106.5	108.3	108.3	111.6	108.4	110.9	- 2
Metal sash	146.3	146.3	140.9	140.9	139.9	147.5	127.3	131.4	146.4	+ 1
NONMETALLIC MINERAL PRODUCTS:										
Glass, plate	137.5	137.5	137.5	137.5	145.7	145.7	132.0	132.0	137.5	+ 6
Glass, window	138.8	138.8	138.8	141.2	143.5	143.5	131.3	131.3	138.8	+ 3
Concrete ingredients	130.0	130.0	130.1	130.4	130.6	130.7	118.6	122.2	125.3	+ 4
Portland cement	138.6	138.9	138.9	139.4	139.8	139.8	123.8	128.3	131.8	+ 6
Concrete products	121.1	121.7	121.7	121.9	123.0	123.4	116.1	117.9	118.6	+ 4
Structural clay products	145.9	146.0	146.1	146.5	149.3	150.1	131.4	132.3	142.9	+ 5
Gypsum products	127.1	127.1	127.1	127.1	127.1	127.1	122.1	122.1	122.1	+ 4
Asphalt roofing	106.5	111.9	111.9	111.9	117.9	117.9	105.8	98.6	114.5	+ 3
Insulation materials	101.9	101.9	100.7	99.6	100.9	100.9	107.8	110.1	106.7	- 5
MISCELLANEOUS PRODUCTS:										
Building board	133.3	138.1	138.1	138.1	138.1	138.1	123.0	127.6	132.7	+ 4
Kitchen cabinets, metal	136.5	136.5	136.5	136.5	136.5	136.5	127.2	127.6	133.9	+ 2

Source: Department of Labor.

¹ Includes items not shown separately.² Change of less than one-half of 1 percent.

Table 26.--Wholesale Prices of Selected Building Materials

Commodity	Unit	1956		1955
		July	June	July
LUMBER				
Douglas fir:				
Dimension, No. 1, 25% No. 2, green, S4S, 2" x 4", R.L., mixed c/l, f.o.b. mill	M bd. ft.	\$74.641	\$76.013	\$76.972
Boards, No. 1, 25% No. 2, green, S4S, R.L., 1" x 8", loose, mixed c/l of boards and dimension, f.o.b. mill	M bd. ft.	66.803	68.086	68.094
Timbers, wide, 8" x 8" to 12" x 12", R.L., green, f.o.b. mill	M bd. ft.	84.399	85.645	76.007
Southern pine:				
Dimension, No. 2 and better, 2" x 4" x 16", dry, S.L., S4S, f.o.b. mill	M bd. ft.	85.765	85.765	80.823
Boards, No. 2 and better, 1" x 6", dry, R.L., S4S, f.o.b. mill	M bd. ft.	82.425	81.891	77.434
Ponderosa pine boards, No. 3 common, 1" x 8", R.L., S2 or 4S, c/l or mixed cars, f.o.b. mill	M bd. ft.	79.800	82.210	80.410
Oak, red, flooring, plain, 25/32" thick, 2-1/4" face, select, f.o.b. mill	M bd. ft.	196.931	199.309	191.970
Maple flooring, 2d grade, 25/32" x 2-1/4" face, f.o.b. mill	M bd. ft.	202.914	202.081	180.690
Poplar, plain, No. 2B common, 4/4", R.W., f.o.b. mill	M bd. ft.	60.000	60.000	55.000
Beech, No. 2 common, 4/4", R.W. & L., f.o.b. mill	M bd. ft.	56.000	56.000	47.000
MILLWORK				
Door, Douglas fir, interior, 2 plywood panels, 2'6" x 6'8" x 1-3/8", f.o.b. factory	Each	(1)	(1)	(1)
Door frame, ponderosa pine, exterior, 1-5/16" x 2" casing, with sill, f.o.b. factory	Each	9.372	9.372	9.326
Window, ponderosa pine, 2-light, check rail, open, f.o.b. factory	Each	1.681	1.681	1.662
PLYWOOD				
Douglas fir, interior, grade A-D, 1/4" x 48" x 96", f.o.b. mill	M sq. ft.	76.053	72.251	80.807
Douglas fir, interior, grade C-D, 5/16" x 48" x 96", f.o.b. mill	M sq. ft.	63.695	63.384	70.660
BOARD				
Insulation, fiber, 1/2" x 48" x 96", interior, f.o.b. plant, freight equalized	M sq. ft.	57.500	57.500	54.000
PREPARED PAINT				
Emulsion, water-thinned, inside, delivered	Gallon	2.510	2.510	2.399
Varnish, floor, first grade, delivered	Gallon	3.874	3.874	3.706
Enamel, white, gloss, first grade, delivered	Gallon	4.802	4.802	4.628
Inside, flat, white, first grade, delivered	Gallon	3.116	3.116	2.945
Outside, white, first grade, delivered	Gallon	4.477	4.477	4.348
METAL PRODUCTS				
Structural shapes, carbon steel, 6" x 4" x 1/2" angles, 30' long, ASTM spec. A-7, base quantity, f.o.b. mill	100 lb.	4.867	4.867	4.867
Bars, reinforcing, carbon steel, 3/4" rounds x 30' long with 10% shorts, spec. ASTM A-15, 50T, base quantity, f.o.b. mill	100 lb.	5.313	5.313	5.313
Sheets, galvanized, carbon steel, 24 gage x 30" wide x 96" long, commercial coating, base chemistry, base packaging, base quantity, f.o.b. mill	100 lb.	7.770	7.770	7.690
Pipe, standard, black, carbon steel, butt-weld, threaded and coupled, 1-1/4" nominal, random lengths, wt. 228 lbs., f.o.b. mill	100 ft.	16.997	16.997	16.366
Pipe, standard, galvanized, carbon steel, butt-weld, threaded and coupled, 1-1/4" nominal, random lengths, wt. 228 lbs., f.o.b. mill	100 ft.	21.137	21.137	19.971
Nails, wire, carbon steel, 8-penny, common, c/l, f.o.b. mill	100 lb. bag	8.595	8.595	8.618
Soil pipe, cast iron, 2" to 6", single and double hub, service pipe, extra heavy, f.o.b. foundry, index number (1947-49 = 100)	Ton	(106.0)	(106.7)	(111.5)
Aluminum sheets, 3003-H14, hard alloy, mill finish, 0.64" x 48" x 144", 30,000 lbs. or over, f.o.b. shipping point, freight allowed	Pound	\$0.408	\$0.408	\$0.377
Copper water tubing, type L, 3/4" size, 0.045" thick, 2,000 ft. or more in 60' coils (0.455 lbs. per linear ft.), f.o.b. mill, freight allowed	Foot	.316	.343	.281
Wire, building, type R, size 12, single braid, f.o.b. destination, or freight prepaid on specified amounts	M ft.	21.930	23.120	14.110
Screening, insect, bronze wire, 18 x 14 mesh, 30" wide, c/l, f.o.b. factory	Linear ft. roll	30.780	30.780	24.540
PLUMBING EQUIPMENT				
Bath tub, enameled iron, 5', recessed, f.o.b. factory, freight allowed	Each	55.113	55.113	53.841
Lavatory, enameled iron, 20" x 18", f.o.b. plant, freight allowed	Each	13.497	13.497	12.858
Water closet, vitreous china, close coupled, reverse trap, f.o.b. plant, freight allowed	Each	24.682	24.682	23.242
Sink, enameled steel, 32" x 21", flat rim, 2-compartment, acid resisting, without drainboard, f.o.b. plant, freight allowed	Each	15.687	15.687	16.634

See footnotes at end of table.

CONSTRUCTION REVIEW

Table 26.--Wholesale Prices of Selected Building Materials--Continued

Commodity	Unit	1956		1955
		July	June	July
HEATING EQUIPMENT				
Boiler, heating, steel, oil fired, steam rating 400 sq. ft., less burner, with jacket and standard trim, f.o.b. factory, freight allowed	Each	\$190.342	\$190.342	\$183.142
Convactor, nonferrous, free standing, average steam rating 43 sq. ft., E.D.R., f.o.b. factory, freight allowance	Sq. ft., incl. enclosure	.451	.451	.433
Furnace, warm air:				
Steel, oil fired, forced air, gun-type burner, average bonnet output 90,000-115,000 BTU per hr., f.o.b. factory, freight allowance	Each	242.671	242.671	247.732
Steel, gas fired, standard automatic controls, average input rating 85,000-110,000 BTU per hr., enclosing jacket, f.o.b. factory, freight allowance	Each	165.998	165.998	157.008
Furnace, floor, gas-fired, floor grill, average input rating 40,000-60,000 BTU per hr., manual controls, f.o.b. factory	Each	57.217	57.217	62.070
Oil burner, mechanical forced draft (gun-type), 2-1/2 gal. per hr., thermostat, limit and stack controls, f.o.b. factory	Each	100.961	100.961	102.225
Water heater, gas, automatic, 30-gal. storage tank, galvanized steel, 1-year guarantee, f.o.b. factory, freight allowed	Each	41.640	40.966	38.950
NONMETALLIC MINERAL PRODUCTS				
Sand, construction, f.o.b. plant	Ton	1.225	1.229	1.160
Gravel, for concrete, 1-1/2" maximum, f.o.b. plant	Ton	1.510	1.508	1.395
Crushed stone, for concrete, 1-1/2" maximum, f.o.b. plant	Ton	1.610	1.610	1.589
Block, concrete, lightweight aggregate, 8"x8"x16", f.o.b. plant	Each	.181	.179	.175
Pipe, concrete, culvert, reinforced, 24" diameter, ASTM spec. C76-41 table 1, 3" wall thickness, 3'-8" lengths, delivered	Foot	3.981	3.938	3.810
Brick, building, f.o.b. plant	Thousand	30.946	30.946	28.952
Brick, face, red, first quality, textured, f.o.b. plant	Thousand	39.998	39.998	37.717
Tile, clay, partition, scored, 4"x12"x12", 3-cell, 16 lbs., f.o.b. plant	Thousand	134.556	134.556	126.629
Sewer pipe, vitrified clay, 8" diameter, 3' lengths, standard strength, f.o.b. plant	Foot	.520	.520	.488
Lath, gypsum, 3/8"x16"x48", f.o.b. plant, freight equalized	M sq. ft.	24.990	24.990	24.010
Wallboard, gypsum, 3/8"x48", varying lengths, f.o.b. plant, freight equalized	M sq. ft.	32.830	32.830	31.850
Plaster, gypsum, base coat, f.o.b. plant, freight equalized	Ton	15.928	15.928	14.948
Shingles, asphalt, strip, 210 lbs., f.o.b. factory, freight allowance	Square	5.897	5.595	5.564
Lime, hydrated, building, finishing, f.o.b. plant	Ton	20.306	20.306	19.778
Siding shingles, asbestos cement, f.o.b. plant, freight equalized	Square	10.996	10.996	10.306

Source: Department of Labor.

¹ Data not available.

HOUSING VACANCY RATES, SECOND QUARTER 1956

The housing vacancy rate in the second quarter of 1956 remained virtually the same as in the preceding quarter, or 2.6 percent of all dwelling units in the United States, according to the latest survey of the Bureau of the Census. Of the units available for occupancy, 2.1 percent were for rent, and 0.5 percent were for sale.

Vacancy or occupancy class	Percent distribution				
	1956		1955		
	2d qtr.	1st qtr.	4th qtr.	3d qtr.	2d qtr.
Total dwelling units	100.0	100.0	100.0	100.0	100.0
Vacant dwelling units:					
Available for occupancy ¹	2.6	2.7	2.7	2.3	2.3
For rent	2.1	2.2	2.2	1.8	1.8
For sale .....	.5	.5	.5	.5	.5
Rented or sold, awaiting occupancy ¹ .....	.5	.4	.4	.5	.5
Held off market	2.1	2.2	2.0	1.6	1.5
Dilapidated	1.0	1.1	1.2	1.1	1.2
Seasonal dwelling units	2.5	2.4	2.4	2.6	2.6
Occupied dwelling units	91.3	91.2	91.3	91.9	91.9

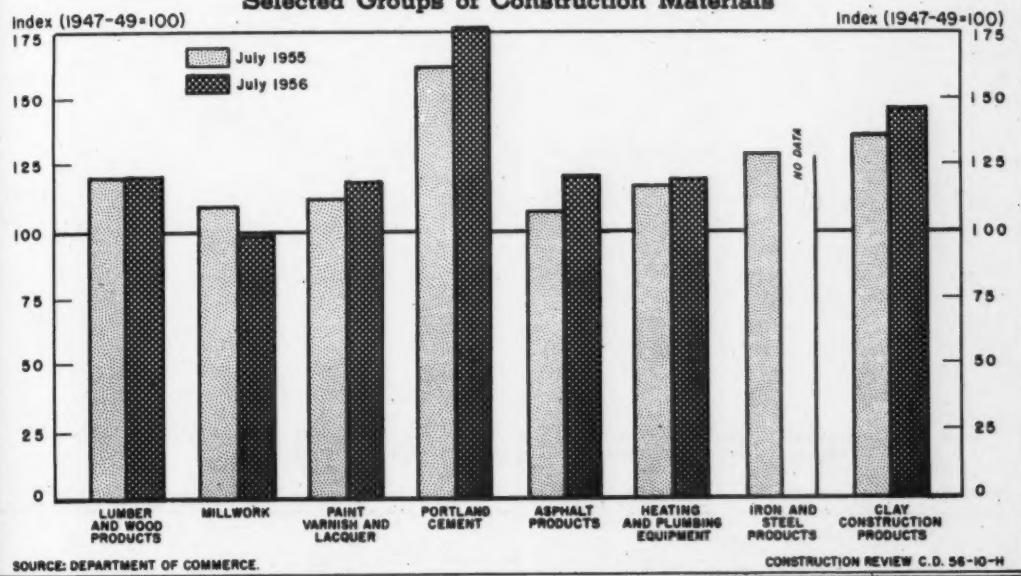
Source: Housing and Construction Report, Series H-111, No. 5, Bureau of the Census, U. S. Department of Commerce. Price 10 cents a copy. ¹ Nonseasonal, not dilapidated units. ² Comprises vacant units offered for rent, as well as those being offered for rent or for sale.

Part VI--Materials

37

Chart 8

Indexes of Materials Output Selected Groups of Construction Materials



SOURCE: DEPARTMENT OF COMMERCE.

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Table 27.—Construction Materials: Indexes of Output

(Monthly average 1947-49 = 100)

Materials group	Monthly Indexes												
	1955						1956						
	July	Aug.	Sept.	Oct.	Nov.	Dec.	Jan.	Feb.	Mar.	Apr.	May	June	July
Lumber and wood products....	119.6	146.0	139.7	135.3	124.6	117.6	121.0	119.5	129.0	129.3	138.6	130.0	119.8
Millwork	108.8	141.7	143.1	134.3	128.3	103.9	107.7	122.9	128.0	125.5	126.3	118.4	98.2
Paint, varnish, and lacquer	111.8	123.4	118.1	107.1	105.9	100.3	112.3	114.4	120.4	117.9	129.3	124.4	117.5
Portland cement	163.5	166.7	161.1	167.0	148.9	138.0	128.2	117.1	139.9	156.3	177.1	172.1	176.5
Asphalt products	107.0	146.8	126.2	122.4	110.1	71.2	68.5	100.3	130.0	80.8	113.6	119.8	121.1
Heating and plumbing equipment	116.9	180.6	183.2	164.0	139.7	107.7	126.8	118.0	133.3	116.6	125.4	123.3	118.8
Iron and steel products	127.6	144.1	149.5	145.0	134.9	132.3	136.4	143.4	155.7	152.2	164.2	164.0	(1)
Clay construction products..	135.6	150.1	151.3	148.0	146.0	136.4	136.1	129.2	146.4	137.6	146.5	147.3	145.9
Quarterly Indexes													
												1956	
1955			1956										
First quarter	Second quarter	Third quarter	Fourth quarter	First quarter	Second quarter								
Gypsum products	168.9	173.7	180.3	185.4	187.6							188.6	
Plumbing fixtures	133.5	141.3	130.4	142.2	140.6							135.7	

Source: Table compiled by the Department of Commerce from data reported by various Government agencies and by private firms shown in notes to the tables following.

¹ Data not yet available.

CONSTRUCTION REVIEW

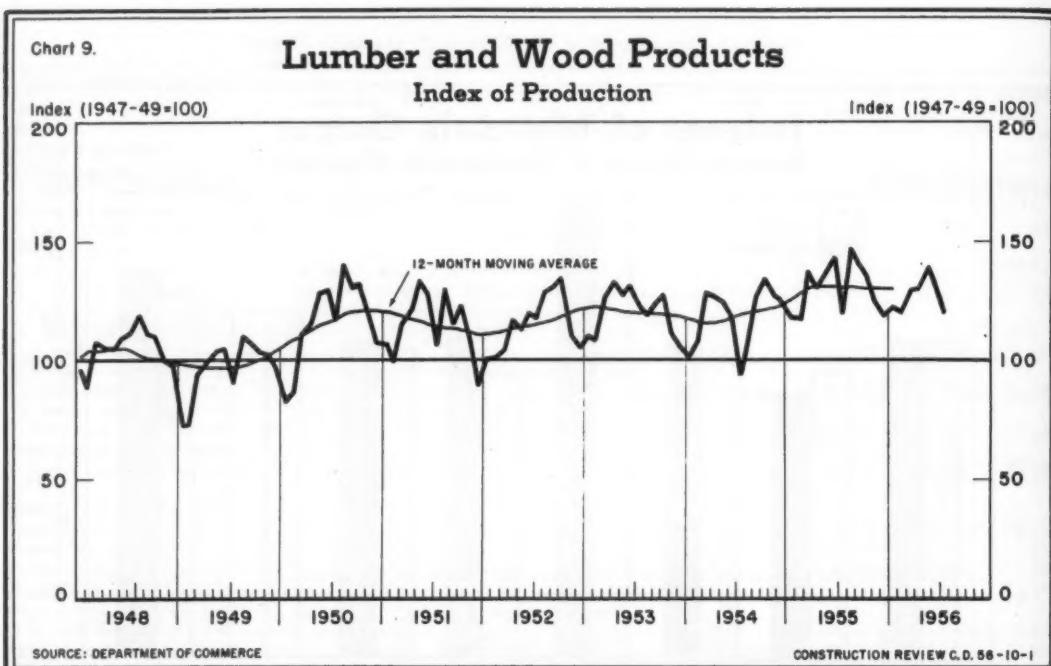


Table 28.--Lumber and Wood Products: Production, Shipments, and Stocks

Period	Softwood lumber (Million board feet)			Hardwood flooring (Thousand board feet)			Douglas fir plywood (Million square feet)	Insulating boards (Tons)	Hardboard (Tons)
	Production	Shipments	Stocks*	Production	Shipments	Stocks*			
1947-49 average	28,048	27,440	4,448	812,365	789,437	44,455	1,802	766,269	294,214
Year: 1953	31,072	30,318	5,756	1,004,558	1,010,972	73,449	3,704	950,889	423,418
1954	29,296	29,798	5,275	1,145,118	1,139,091	68,425	3,825	1,013,340	493,258
1955	31,563	31,432	5,429	1,268,104	1,258,914	70,045	4,901	1,119,213	536,845
12 months ending:									
April 1956	31,189	30,983	--	1,261,013	1,228,413	--	5,070	1,146,986	550,602
May 1956	31,183	30,936	--	1,260,358	1,222,733	--	5,093	1,161,030	553,028
June 1956	30,902	30,492	--	1,245,241	1,204,425	--	5,036	1,183,525	554,052
July 1956	30,872	30,338	--	1,233,068	1,190,122	--	5,070	1,191,277	553,960
1955: July	2,464	2,592	4,869	103,278	104,894	51,788	321	91,602	44,170
August	3,038	2,962	4,952	114,156	113,495	52,424	415	102,681	46,482
September	2,871	2,756	5,066	109,338	110,585	50,483	423	95,722	44,438
October	2,728	2,605	6,665	105,945	104,909	51,644	428	101,344	46,860
November	2,442	2,360	5,254	106,217	98,949	58,812	423	93,644	45,836
December	2,280	2,106	5,429	97,765	86,532	70,045	414	93,748	42,426
1956: January	2,305	2,227	5,495	100,999	94,957	76,187	448	91,924	49,731
February	2,289	2,288	5,486	97,393	93,162	81,877	443	93,920	44,164
March	2,483	2,593	5,980	102,516	99,491	88,249	470	105,377	46,777
April	2,541	2,620	5,311	97,788	94,970	83,056	447	103,267	47,380
May	2,796	2,780	5,327	108,891	104,107	87,890	432	106,204	49,185
June	2,665	2,603	5,392	100,955	98,574	88,216	372	104,092	46,603
July	2,434	2,438	5,388	91,105	90,591	87,593	355	99,354	44,078
Percent change									
July, 1955-56	-1	-6	+11	-12	-14	+69	+11	+8	(1)
First 7 mos., 1955-56	-4	-6	--	-5	-9	--	+5	+11	+5

Source: Table compiled by Department of Commerce (BDSA) from data reported by the National Lumber Manufacturers Association, the Douglas Fir Plywood Association, and the Bureau of the Census. * As of end of period. ¹ Change of less than one-half of 1 percent.

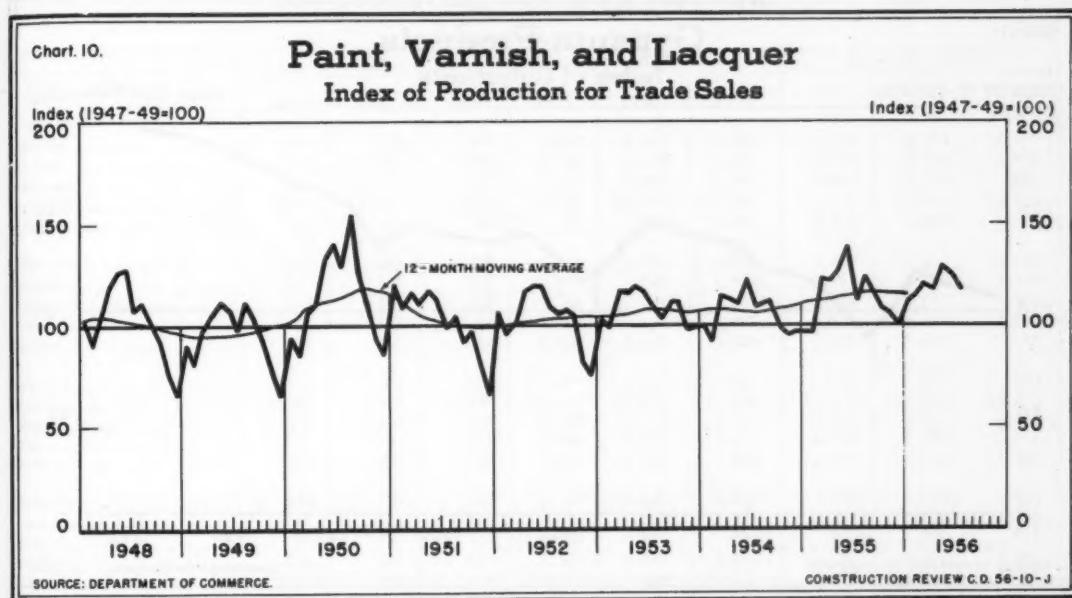


Table 29.—Millwork Products, and Paint, Varnish, and Lacquer: Production

Period	Production (Thousands of units)					Production for trade sales (Thousands of gallons)
	Douglas fir doors (panel type)	Ponderosa pine doors	Hardwood doors	Sash	Exterior frames	
1947-49 average	5,658	3,780	3,172	11,246	4,152	266,701
Year: 1953	4,070	2,487	4,783	11,419	5,072	288,094
1954	3,522	2,285	5,940	11,054	5,791	282,979
1955	(1)	2,253	6,786	12,733	7,259	304,476
12 months ending:						
April 1956	(1)	2,155	6,640	11,765	6,807	310,447
May 1956	(1)	2,149	6,658	11,628	6,736	311,055
June 1956	(1)	2,131	6,613	11,368	6,585	307,861
July 1956	(1)	2,125	6,568	11,309	6,513	309,121
1955: July	184	133	490	817	537	24,845
August	229	203	613	1,163	704	27,423
September	239	202	621	1,137	713	26,255
October	(1)	206	528	1,174	681	23,797
November	(1)	193	517	1,145	591	23,529
December	(1)	149	454	897	414	22,282
1956: January	(1)	166	480	873	442	24,954
February	(1)	189	561	896	463	25,423
March	(1)	182	625	771	460	26,768
April	(1)	168	618	738	476	26,197
May	(1)	176	572	913	535	28,738
June	(1)	164	534	844	569	27,650
July	(1)	127	445	758	465	26,105
Percent change						
July, 1955-56	--	-5	-9	-7	-13	+5
First 7 mos., 1955-56	--	-10	-5	-20	-18	+3

Source: Table compiled by Department of Commerce (BDSA) from data reported by the Fir Door Institute, the National Wood Work Manufacturers Association (whose data on ponderosa pine and hardwood doors, sash and exterior frames are only from member firms, and are not adjusted to represent full coverage), and the Bureau of the Census.

¹Not available.

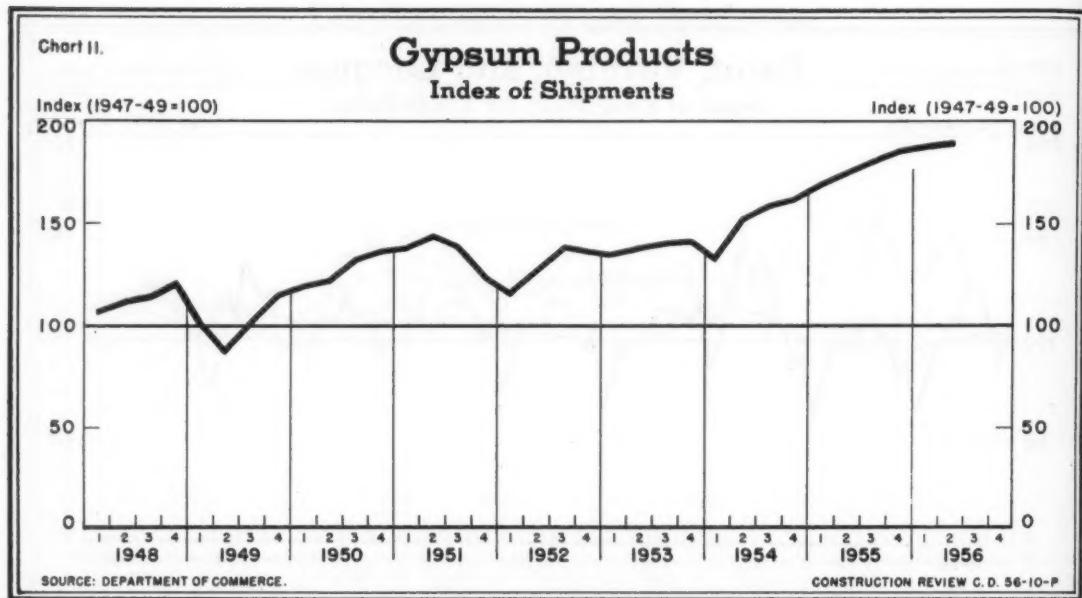


Table 30.—Portland Cement, and Asphalt and Gypsum Products: Production, Shipments, and Stocks

Period	Production	Shipments	Stocks*	Shipments (Thousands of squares)				Shipments (Million square feet)	
	(Thousands of barrels)			Asphalt prepared roofing	Asphalt siding	Asphalt insulated brick siding	Asphalt and tar saturated felts	Gypsum board ¹	Gypsum lath ¹
	Portland cement								
1947-49 average	200,607	199,306	11,922	61,252	3,365	2,811	17,087	2,478	2,075
Year: 1953	264,022	260,889	19,231	56,703	1,557	2,794	25,778	3,757	2,435
1954	271,277	274,096	16,731	58,648	1,447	2,297	28,531	4,217	2,484
1955	296,829	296,275	17,536	62,930	1,293	2,193	34,609	4,911	2,926
12 months ending:									
April 1956	302,375	299,813	--	62,764	1,285	2,203	32,690	5,165	3,034
May 1956	304,950	302,373	--	62,291	1,272	2,178	32,699		
June 1956	306,959	303,063	--	61,098	1,258	2,142	31,882		
July 1956	309,125	305,194	--	61,673	1,268	2,148	32,414		
1955: July	27,332	29,467	16,727	5,225	91	200	2,312	1,232	771
August	27,861	31,883	12,731	7,183	124	253	3,238		
September	26,958	29,867	9,779	6,242	139	255	2,496		
October	27,924	28,950	8,753	5,948	150	229	2,624		
November	24,894	21,985	11,663	4,617	128	169	3,483		
December	23,075	17,203	17,536	2,707	74	93	2,704		
1956: January	21,440	13,500	25,456	3,188	83	94	1,798	1,339	719
February	19,578	16,093	28,939	4,624	112	116	2,784		
March	23,586	22,471	29,854	6,157	120	183	3,294		
April	26,134	27,261	28,675	3,951	64	151	1,742		
May	29,606	32,087	26,198	5,499	78	202	2,577		
June	28,771	32,296	22,679	5,757	95	197	2,830		
July	29,498	31,598	20,585	5,800	101	206	2,844		
Percent change									
July 1955-56	+8	+7	+23	+11	+11	+3	+23	--	--
First 7 mos., 1955-56	+7	+6	--	-3	-4	-4	-11	--	--

Source: Table compiled by Department of Commerce (BDSA) from data reported by the Department of Interior (Bureau of Mines), and the Bureau of the Census. * As of end of period. ¹ Data reported on quarterly basis.

* As of end of period.

¹Data reported on quarterly basis.

Table 31.--Portland Cement: Destination of Shipments, by State

(Thousands of barrels)

State	1956			Calendar year			12 months ending--		
	Apr.	May	June	1953	1954	1955	Apr. 1956	May 1956	June 1956
Alabama	486	455	439	4, 260	3, 943	3, 949	4, 249	4, 385	4, 495
Arizona	209	237	256	2, 433	2, 215	2, 337	2, 283	2, 294	2, 354
Arkansas	164	201	196	1, 762	1, 894	2, 519	2, 005	1, 933	1, 876
California	2, 827	3, 194	3, 118	27, 737	28, 528	31, 553	32, 761	33, 118	33, 263
Colorado	360	391	394	2, 941	3, 285	3, 486	3, 808	3, 867	3, 890
Connecticut	363	479	490	3, 194	3, 258	3, 380	3, 437	3, 530	3, 646
Delaware	113	105	116	902	910	1, 097	1, 161	1, 169	1, 146
District of Columbia	112	134	159	1, 249	1, 324	1, 393	1, 346	1, 345	1, 368
Florida	715	785	710	7, 487	8, 354	8, 997	8, 378	8, 404	8, 391
Georgia	424	456	454	4, 644	4, 441	5, 198	5, 633	5, 632	5, 612
Idaho	110	122	128	986	1, 215	923	935	950	969
Illinois	1, 587	1, 761	1, 848	13, 439	14, 973	14, 670	15, 391	15, 626	15, 871
Indiana	849	1, 190	1, 145	6, 568	6, 724	8, 073	8, 466	8, 926	9, 177
Iowa	753	932	921	4, 941	5, 863	5, 883	6, 314	6, 487	6, 647
Kansas	782	802	764	5, 801	6, 576	7, 248	7, 350	7, 344	7, 283
Kentucky	330	359	407	3, 354	3, 026	3, 636	3, 718	3, 744	3, 804
Louisiana	639	811	769	5, 728	6, 292	7, 347	7, 851	8, 073	8, 156
Maine	55	120	157	894	857	961	856	866	919
Maryland	600	649	644	4, 676	4, 447	4, 882	5, 182	5, 322	5, 505
Massachusetts	507	736	654	4, 351	4, 180	5, 239	5, 262	5, 367	5, 441
Michigan	1, 257	1, 621	1, 965	12, 716	13, 076	13, 991	14, 232	14, 332	14, 644
Minnesota	534	659	645	4, 968	5, 500	5, 838	5, 918	5, 816	5, 724
Mississippi	168	194	195	1, 696	1, 732	1, 972	1, 995	2, 013	2, 000
Missouri	809	782	810	6, 796	7, 556	7, 824	7, 849	7, 957	7, 902
Montana	107	156	168	949	1, 019	951	1, 015	1, 075	1, 118
Nebraska	330	426	421	3, 384	3, 724	3, 485	3, 526	3, 472	3, 390
Nevada	68	62	57	618	842	737	719	716	700
New Hampshire	77	163	154	549	827	1, 147	1, 117	1, 150	1, 125
New Jersey	895	1, 021	951	8, 581	9, 164	9, 337	9, 317	9, 347	9, 278
New Mexico	199	212	196	1, 860	2, 111	1, 996	1, 956	1, 984	1, 986
New York	1, 661	2, 209	2, 318	19, 134	20, 290	19, 399	19, 221	19, 289	19, 234
North Carolina	382	409	413	3, 715	4, 009	4, 414	4, 375	4, 293	4, 254
North Dakota	106	162	150	1, 148	1, 161	1, 150	1, 143	1, 195	1, 199
Ohio	1, 413	1, 589	1, 778	14, 286	16, 003	17, 320	17, 618	17, 284	16, 793
Oklahoma	452	452	398	4, 158	4, 364	4, 785	4, 683	4, 716	4, 691
Oregon	246	264	249	2, 445	2, 081	2, 398	2, 418	2, 443	2, 444
Pennsylvania	1, 316	1, 574	1, 724	15, 234	15, 108	16, 077	15, 732	15, 633	15, 486
Rhode Island	96	108	88	857	685	822	827	847	837
South Carolina	205	237	211	2, 217	1, 993	2, 461	2, 532	2, 514	2, 500
South Dakota	85	134	188	1, 246	1, 116	1, 221	1, 206	1, 233	1, 296
Tennessee	446	474	410	4, 856	4, 683	5, 088	5, 275	5, 316	5, 262
Texas	1, 905	1, 992	1, 839	16, 158	19, 081	20, 781	20, 660	20, 907	20, 913
Utah	194	219	209	1, 343	1, 508	1, 835	1, 951	1, 973	1, 985
Vermont	26	41	47	300	242	294	297	298	300
Virginia	495	566	570	4, 701	4, 474	4, 801	4, 957	5, 063	5, 158
Washington	455	519	459	5, 413	5, 684	5, 656	5, 202	5, 160	5, 016
West Virginia	151	202	211	1, 921	2, 379	2, 053	2, 071	2, 105	2, 118
Wisconsin	558	783	805	6, 127	5, 840	5, 977	6, 191	6, 302	6, 375
Wyoming	62	75	75	538	585	578	622	634	644

Source: Table compiled by Department of Commerce from data reported by Department of Interior (Bureau of Mines).

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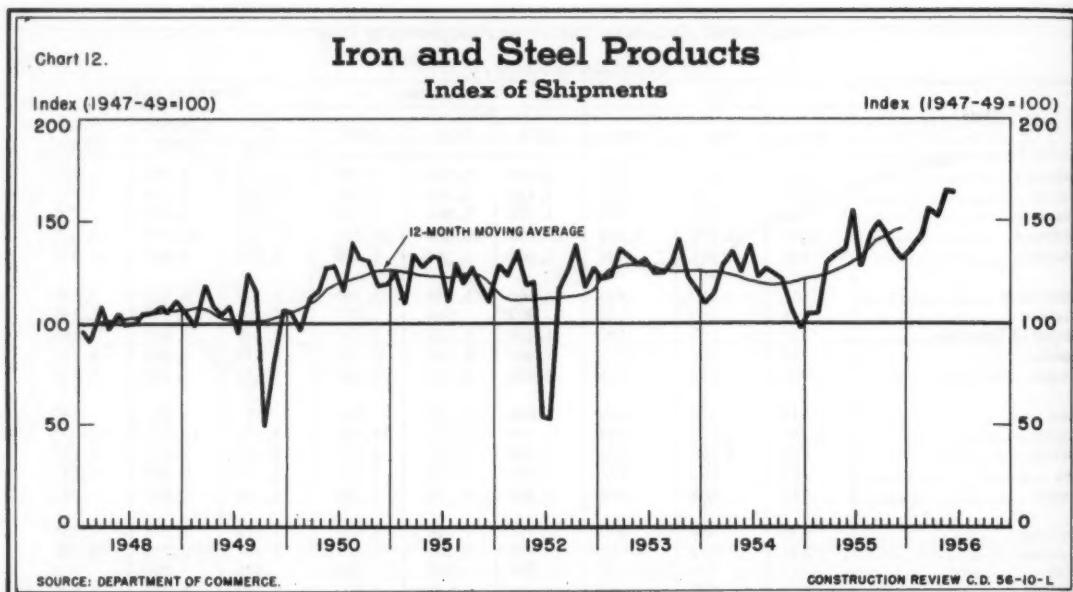


Table 32.--Iron and Steel Products: Shipments, Bookings, and Backlog

(Thousands of tons)

Period	Shipments								Shipments	Bookings	Backlog ¹	
	Line pipe	Concrete reinforcing bars	Galvanized sheets	Nails	Piling	Rails	Cast-iron pipe	Rigid steel conduit				
Pressure	Soil									Fabricated structural steel		
1947-49 average	1,975	1,523	1,669	797	309	2,167	1,075	604	226	2,248	2,105	--
Year: 1953	3,507	1,849	2,291	529	343	1,954	1,286	677	221	3,117	2,787	1,010
1954	2,595	1,751	2,363	567	388	1,196	1,376	744	227	3,136	2,510	743
1955	3,083	2,163	2,865	651	391	1,233	1,682	869	280	2,981	3,693	1,029
12 months ending:												
April 1956	3,487	2,375	3,077	633	421	1,298	1,758	849	307	3,205	4,144	--
May 1956	3,589	2,390	3,114	626	418	1,291	1,761	853	321	3,288	4,199	--
June 1956	3,573	2,456	3,146	624	420	1,270	1,784	843	343	3,291	4,218	--
July 1956	(2)	(2)	(2)	(2)	(2)	(2)	1,800	842	344	3,237	4,137	--
1955: July	296	177	205	49	32	104	129	67	35	219	369	1,009
August	315	197	242	56	32	88	156	85	21	268	312	1,060
September	295	186	269	58	33	95	165	82	25	289	339	1,049
October	265	202	260	53	41	86	161	76	26	284	309	1,068
November	260	194	256	40	34	74	149	67	24	259	345	1,088
December	278	194	262	35	36	98	134	46	24	248	368	1,029
1956: January	274	182	269	50	30	131	131	59	22	251	405	1,176
February	288	174	273	49	32	114	133	64	27	285	331	1,199
March	299	217	291	56	39	131	132	74	28	307	366	1,187
April	304	228	267	50	33	129	152	70	31	290	379	1,107
May	367	230	273	56	37	114	172	79	35	306	358	1,224
June	332	275	279	72	41	106	170	74	45	285	337	1,193
July	(2)	(2)	(2)	(2)	(2)	(2)	145	66	36	165	288	1,227
Percent change												
July, 1955-56	--	--	--	--	--	--	+12	-1	+3	-25	-22	+22
First 7 mos., 1955-56	--	--	--	--	--	--	+13	-5	+40	+16	+22	--

Source: Table compiled by the Department of Commerce (BDSA) from data reported by the American Iron and Steel Institute, the National Electric Manufacturers Association, the American Institute of Steel Construction, and the Bureau of the Census. ¹Scheduled for fabrication in the next 4 months.

²Not yet available.

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Table 33.—Clay Construction Products: Production and Shipments

Period	Brick, common and face (Million brick)		Structural clay tile (Thousand tons)		Vitrified clay sewer pipe (Thousand tons)		Hollow facing tile (Million brick equivalent)		Glazed & unglazed floor & wall tile (Thousand square feet)	
	Production	Shipments	Production	Shipments	Production	Shipments	Production	Shipments	Production	Shipments
1947-49 average	5,504	5,324	1,286	1,231	1,451	1,375	357	341	104,800	101,088
Year: 1953	5,875	5,771	990	922	1,655	1,563	456	444	137,429	134,375
1954	6,153	6,119	953	895	1,702	1,636	457	444	141,066	139,515
1955	7,148	7,010	839	835	1,925	1,880	493	482	187,991	187,828
12 months ending:										
April 1956	7,440	7,076	837	791	1,955	1,937	515	498	199,871	195,795
May 1956	7,498	7,085	834	780	1,925	1,896	520	499	203,475	197,369
June 1956	7,490	7,033	817	762	1,910	1,882	521	497	205,632	196,525
July 1956	7,515	7,025	809	749	1,926	1,889	528	501	207,646	197,402
1955: July	623	627	73	70	152	171	41	40	14,414	15,036
August	677	680	73	81	173	193	46	46	16,504	16,969
September	676	678	69	74	183	188	41	40	16,967	17,215
October	657	638	72	74	172	172	38	37	17,467	16,917
November	633	581	70	64	174	157	38	37	17,668	16,543
December	567	480	69	60	163	118	43	40	16,986	16,308
1956: January	565	435	69	54	155	121	43	42	17,527	15,972
February	536	455	63	51	157	155	43	39	15,781	15,481
March	611	541	68	55	173	159	48	45	18,173	16,638
April	627	625	66	59	117	128	49	45	17,371	16,289
May	672	661	65	61	127	137	47	43	18,681	17,065
June	646	632	60	59	164	183	44	43	18,093	16,092
July	648	619	65	57	168	178	48	44	16,428	15,913
	Percent change									
July, 1955-56	+ 4	- 1	-11	-19	+11	+ 4	+17	+10	+14	+ 6
First 7 mos., 1955-56	+ 9	(1)	- 6	-18	(1)	+ 1	+12	+ 7	+19	+ 9

Source: Table compiled by Department of Commerce (BDSA) from data reported by the Bureau of the Census. ¹ Change of less than one-half of 1 percent.

Table 34.—Clay Construction Products: Production and Shipments, by Census Region ¹

Census region	PRODUCTION				SHIPMENTS			
	July 1956		First 7 months 1956		July 1956		First 7 months 1956	
	Quantity	Percent change from July 1955	Quantity	Percent change, 1955-56	Quantity	Percent change from July 1955	Quantity	Percent change, 1955-56
Brick, common and face (thousands)								
U. S. TOTAL	648,127	+ 4	4,306,154	+ 9	618,630	- 1	3,968,553	(2)
New England	14,229	+10	85,580	+22	13,057	+16	77,435	+22
Middle Atlantic	98,975	+ 3	669,660	+10	108,740	(2)	619,076	- 1
East North Central	149,994	+ 8	972,276	+ 8	146,149	+ 5	911,352	+ 3
West North Central	40,323	+15	233,120	+13	34,852	+ 2	202,528	+ 4
South Atlantic	153,265	+ 2	1,054,583	+ 8	140,348	- 8	973,154	- 4
East South Central	59,628	+ 5	417,498	+13	57,880	+ 1	386,067	+ 4
West South Central	68,208	- 9	515,813	+ 8	62,316	- 8	432,938	- 5
Mountain	22,329	+ 7	164,846	+20	21,430	+ 9	156,416	+18
Pacific	41,176	+10	192,778	- 1	33,858	- 6	209,587	- 1
Structural clay tile (tons)								
U. S. TOTAL	65,113	-10	456,788	- 6	56,753	-19	396,369	-18
Middle Atlantic	6,045	-20	45,602	- 4	6,108	- 6	37,032	-25
East North Central	6,243	-51	41,967	-47	6,128	-53	38,828	-53
West North Central	9,878	- 7	69,448	+ 5	9,374	+ 2	54,663	-13
South Atlantic	14,678	+21	87,260	- 1	12,490	- 7	90,013	- 5
East South Central	3,934	-19	27,379	-33	3,644	-23	27,272	-36
West South Central	21,817	- 2	169,133	+11	16,702	-21	133,127	- 4
Mountain & Pacific	2,518	+10	15,999	+26	2,307	+30	15,434	+28
Vitrified clay sewer pipe (tons)								
U. S. TOTAL	168,228	+11	1,062,273	(2)	178,007	+ 4	1,061,991	+ 1
Middle Atlantic	18,191	+10	105,291	- 7	20,009	+11	100,142	- 5
East North Central	66,180	+ 2	395,462	- 7	73,559	- 1	403,183	- 6
West North Central	16,638	+ 7	115,213	+ 1	15,967	-10	108,503	- 5
South Atlantic	18,914	+45	101,269	+19	20,165	+53	112,899	+31
E. & W. South Central	22,669	+29	166,319	+17	22,863	+10	159,071	+17
Mountain	4,660	+28	28,518	+19	3,843	+ 7	26,791	+18
Pacific	20,976	+ 4	150,201	- 3	21,601	- 7	151,402	- 1

Source: Table compiled by Department of Commerce (BDSA) from data reported by the Bureau of the Census.

¹ Composition of regions, and nonfarm population distribution by region, are shown below table 2.
² Change of less than one-half of 1 percent.

Table 35.--Heating and Plumbing Equipment: Shipments and Stocks

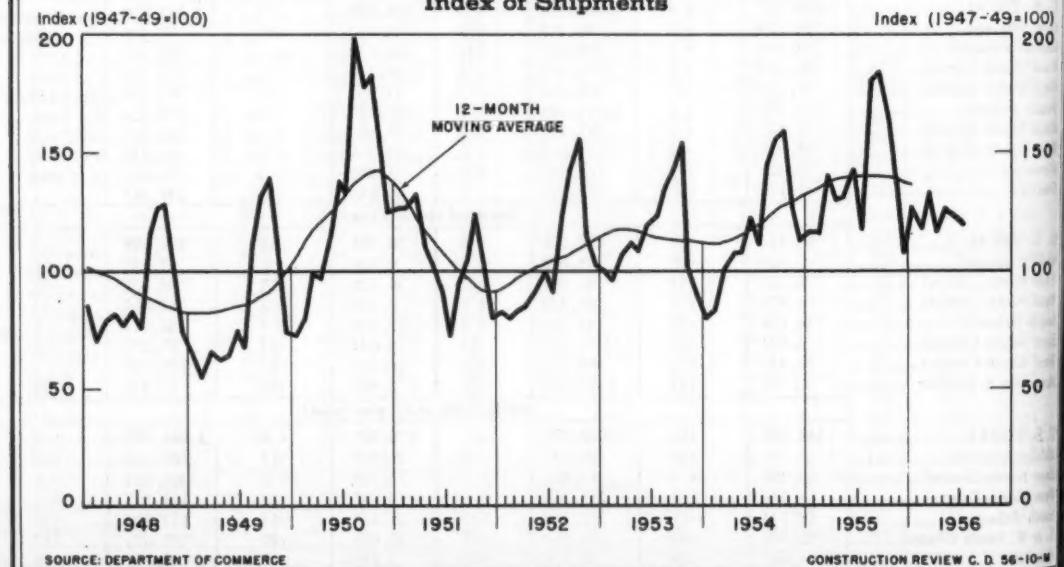
Period	Gas water heaters (Thousands of units)		C. I. convectors and radiators (Thousands of square feet)		Warm air furnaces (Thousands of units)		Floor and wall furnaces (Thousands of units)		Residential oil burners ¹ (Thousands of units)
	Shipments	Stocks*	Shipments	Stocks*	Shipments	Stocks*	Shipments	Stocks*	Shipments
1947-49 average	1,818	67	50,980	4,377	794	69	552	44	541
Year: 1953	2,274	128	31,667	4,650	997	148	552	108	541
1954	2,236	103	28,386	5,434	1,132	130	550	74	494
1955	2,598	108	28,512	4,834	1,348	191	558	70	537
12 months ending:									
April 1956	2,657	--	28,369	--	1,340	--	528	--	500
May 1956	2,671	--	28,214	--	1,334	--	523	--	492
June 1956	2,693	--	27,624	--	1,321	--	521	--	490
July 1956	(2)	--	(2)	--	1,325	--	522	--	482
1955: July	207	91	1,865	7,520	108	194	38	87	44
August	260	69	3,615	6,378	164	187	57	85	60
September	224	93	3,326	5,845	164	187	65	71	68
October	219	91	3,115	5,294	150	172	72	61	62
November	185	102	2,779	4,666	121	177	54	61	39
December	175	108	1,773	4,834	80	191	38	70	27
1956: January	224	109	2,018	4,866	87	212	33	86	32
February	246	104	2,236	5,013	79	226	29	87	29
March	255	96	1,802	5,814	85	255	34	92	27
April	230	102	1,900	6,082	85	263	32	91	31
May	231	107	1,577	6,912	94	275	34	93	32
June	237	114	1,618	7,519	104	267	35	86	39
July	(2)	(2)	(2)	(2)	112	247	39	78	36
Percent change									
July, 1955-56	--	--	--	--	+4	+27	+ 3	-10	-18
First 7 mos., 1955-56	--	--	--	--	-4	--	-13	--	-19

Source: Table compiled by Department of Commerce (BDSA) from data reported by the Bureau of the Census. * As of end of period.

¹ Sold separately.

² Not yet available.

Chart 13. Heating and Plumbing Equipment
Index of Shipments



Part VII--Employment

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Table 36.--Contract Construction: Employment by Type of Contractor

Period	All contractors	Building contractors						Nonbuilding contractors			
		All building contractors	General contractors	Special trades contractors				All non-building	Highway and street	Other non-building	
				All special trades	Plumbing and heating	Painting and decorating	Electrical work				
NUMBER OF EMPLOYEES (in thousands)											
Year: 1948.....	2,169.0	1,753.0	807.0	946.0	238.2	124.9	123.2	459.8	416.0	172.1	243.8
1949.....	2,165.0	1,736.0	779.0	957.0	241.7	123.4	122.1	469.5	428.0	178.1	250.3
1950.....	2,333.0	1,885.0	844.0	1,041.0	263.1	130.8	123.4	524.0	448.0	183.0	265.2
1951.....	2,605.0	2,109.0	957.6	1,151.7	286.9	155.7	140.5	568.7	493.0	201.3	291.9
1952.....	2,634.0	2,119.0	948.3	1,170.8	287.7	156.5	155.7	570.9	514.0	209.4	305.0
1953.....	2,622.0	2,109.0	934.0	1,175.1	288.9	148.1	159.7	578.4	513.0	214.9	297.8
1954.....	2,593.0	2,090.0	885.7	1,204.0	295.7	143.8	164.4	600.1	503.0	217.4	285.6
1955.....	2,780.0	2,279.0	937.7	1,341.6	318.3	165.6	169.1	688.6	501.0	222.9	278.2
1955: July.....	3,032.0	2,454.0	1,027.5	1,426.3	328.4	190.4	171.6	735.9	578.0	272.3	305.8
Aug.....	3,088.0	2,502.0	1,047.4	1,454.7	338.9	192.9	172.9	750.0	586.0	277.9	308.1
Sept.....	3,094.0	2,501.0	1,031.7	1,469.2	344.1	188.8	176.1	760.2	593.0	279.5	313.1
Oct.....	3,031.0	2,458.0	1,009.3	1,448.3	340.7	183.8	177.8	746.0	573.0	266.2	306.9
Nov.....	2,921.0	2,398.0	988.4	1,409.8	331.1	176.9	177.0	724.8	523.0	235.7	287.5
Dec.....	2,756.0	2,306.0	941.6	1,364.1	322.0	161.1	175.0	706.0	450.0	187.3	262.4
1956: Jan.....	2,588.0	2,185.0	880.0	1,304.8	311.9	142.5	172.2	678.2	403.0	156.5	246.3
Feb.....	2,588.0	2,189.0	878.4	1,310.7	310.2	144.3	170.6	685.6	399.0	153.2	245.6
Mar.....	2,669.0	2,244.0	914.2	1,330.1	313.5	147.3	170.7	698.6	425.0	168.0	256.8
Apr.....	2,853.0	2,376.0	981.8	1,394.4	317.3	166.2	173.7	737.2	477.0	204.5	272.4
May.....	3,040.0	2,501.0	1,038.4	1,462.4	327.4	185.6	179.1	770.3	539.0	242.1	296.7
June.....	3,257.0	2,666.0	1,126.4	1,539.6	340.3	205.0	187.6	806.7	591.0	271.9	319.2
July.....	3,289.0	2,688.0	1,138.7	1,549.3	345.0	209.7	193.6	801.0	601.0	275.6	325.1
Aug.....	*3,345.0	(1)	(1)	(1)	(1)	(1)	(1)	(1)	(1)	(1)	(1)
Percent change											
June-July 1956.....	+1.0	+0.8	+1.1	+0.6	+1.4	+2.3	+3.2	-0.7	+1.7	+1.4	+1.8
July, 1955-56.....	+8.5	+9.5	+10.8	+8.6	+5.1	+10.1	+12.8	+8.8	+4.0	+1.2	+6.3

Source: Department of Labor.

* Percent change: July-Aug. 1956--+1.7; Aug. 1955-56--+8.3.

¹ Not yet available.

Table 37.--Contract Construction: Number of Employees and Indexes of Employment (Seasonally Adjusted)

Year	Jan.	Feb.	Mar.	Apr.	May	June	July	Aug.	Sept.	Oct.	Nov.	Dec.	Annual average
	NUMBER OF EMPLOYEES (in thousands, seasonally adjusted)												
1948.....	2,120	2,015	2,065	2,105	2,136	2,184	2,199	2,212	2,220	2,229	2,249	2,251	2,169
1949.....	2,222	2,171	2,146	2,128	2,124	2,130	2,157	2,176	2,197	2,192	2,190	2,141	2,165
1950.....	2,119	2,101	2,105	2,173	2,236	2,337	2,405	2,451	2,473	2,502	2,517	2,471	2,333
1951.....	2,526	2,521	2,569	2,593	2,596	2,613	2,633	2,641	2,630	2,653	2,606	2,620	2,603
1952.....	2,599	2,624	2,588	2,586	2,597	2,645	2,658	2,672	2,682	2,648	2,650	2,632	2,634
1953.....	2,647	2,669	2,653	2,638	2,613	2,598	2,588	2,596	2,612	2,632	2,623	2,626	2,622
1954.....	2,533	2,583	2,600	2,614	2,603	2,599	2,591	2,594	2,586	2,584	2,618	2,615	2,593
1955.....	2,624	2,618	2,703	2,752	2,804	2,815	2,834	2,833	2,852	2,833	2,822	2,827	2,780
1956.....	2,876	2,924	2,966	3,003	3,055	3,132	3,074	3,069					
	INDEXES (1947-49=100) OF EMPLOYMENT (seasonally adjusted) ¹												
1948.....	100.7	95.7	98.1	100.0	101.5	103.8	104.5	105.1	105.5	105.9	106.8	106.9	103.0
1949.....	105.6	103.1	101.9	101.1	100.9	101.2	102.5	103.4	104.4	104.1	104.0	101.7	102.9
1950.....	100.7	99.8	100.0	103.2	106.2	111.0	114.3	116.4	117.5	118.9	119.6	117.4	110.8
1951.....	120.0	119.8	122.0	123.2	123.3	124.1	125.1	125.5	124.9	126.0	123.8	124.5	123.7
1952.....	123.5	124.7	122.9	122.9	123.4	125.7	126.3	126.9	127.4	125.8	125.9	125.0	125.1
1953.....	125.7	126.8	126.0	125.3	124.1	123.4	122.9	123.3	124.1	125.0	124.6	124.8	124.6
1954.....	120.3	122.7	123.5	124.2	123.7	123.5	123.1	123.2	122.9	122.8	124.4	124.2	123.2
1955.....	124.7	124.4	128.4	130.7	133.2	133.7	134.6	134.6	135.5	134.6	134.1	134.3	132.1
1956.....	136.6	138.9	140.9	142.7	145.1	148.8	146.0	145.8					

Source: Department of Labor.

¹ Indexes for months before January 1953 are based on seasonally adjusted employment data derived by the Federal Reserve Board.

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Table 38.—Contract Construction: Employment, by State

State	Number of employees (in thousands)										Percent change, July 1955-56
	1955		1956					1953		1954	
	Dec.	Jan.	Feb.	Mar.	Apr.	May	June	July	July	July	
Alabama	33.2	32.0	32.5	32.8	34.4	35.3	36.7	36.8	35.7	32.6	35.4 + 4
Arizona	19.1	18.2	17.7	17.7	17.9	18.3	19.0	19.1	16.7	16.9	19.1 0
Arkansas	15.3	14.5	12.4	12.6	12.7	13.3	13.9	14.9	20.3	16.3	17.0 -12
California	258.0	257.7	273.0	281.5	288.3	296.8	305.6	300.8	253.5	255.6	285.0 + 6
Colorado	28.0	26.9	25.5	26.2	28.9	29.8	32.3	31.0	28.6	23.6	30.8 + 1
Connecticut ¹	46.6	41.7	40.3	40.8	42.5	46.6	48.7	51.0	43.5	44.8	49.0 + 4
Delaware ²	--	--	--	--	--	--	--	--	--	--	--
District of Columbia ..	18.7	18.1	18.2	18.4	18.7	19.3	19.4	19.3	19.5	17.5	18.0 + 7
Florida	92.1	88.3	87.3	86.7	86.3	89.3	91.3	95.0	79.5	81.7	94.2 + 1
Georgia	49.5	49.3	50.6	51.4	53.8	55.7	58.9	58.5	54.7	46.0	53.8 + 9
Idaho	7.9	7.2	6.7	7.5	8.5	9.9	11.1	11.2	10.3	10.4	10.1 + 11
Illinois	167.4	161.5	157.3	165.4	177.8	187.0	199.6	204.1	180.7	179.0	183.7 + 11
Indiana	64.8	62.6	61.2	62.5	69.4	74.8	80.5	78.3	68.2	62.7	74.2 + 6
Iowa	27.0	25.9	25.1	26.4	31.9	34.2	37.5	39.1	38.3	41.1	36.9 + 6
Kansas ³	36.4	33.9	32.8	37.2	39.8	42.3	43.8	43.8	35.2	40.1	43.4 + 1
Kentucky ²	--	--	--	--	--	--	--	--	--	--	--
Louisiana	56.1	55.9	54.8	56.1	57.6	56.9	56.6	57.1	60.9	55.9	51.7 + 10
Maine	10.8	9.6	9.0	8.8	9.7	13.2	15.7	16.6	13.8	16.4	16.0 + 4
Maryland	67.7	64.0	63.5	65.0	69.7	70.7	72.0	70.8	63.1	60.2	69.4 + 2
Massachusetts	80.4	71.6	71.0	73.2	80.6	90.8	97.3	99.2	79.3	75.8	86.7 + 14
Michigan	111.9	105.3	103.9	102.0	107.2	112.2	119.5	123.1	114.6	128.1	115.7 + 6
Minnesota	51.1	46.3	43.6	42.5	47.0	56.5	63.3	63.7	56.3	62.8	65.5 - 3
Mississippi	16.9	14.8	12.8	13.6	14.4	15.5	16.1	16.9	20.6	17.1	18.0 - 6
Missouri	68.9	63.9	61.6	67.7	69.2	71.0	73.7	74.3	53.4	72.9	85.9 - 14
Montana	9.0	8.2	7.5	8.0	10.3	12.4	13.4	13.5	11.1	13.2	13.8 - 2
Nebraska	21.8	21.2	20.0	21.5	24.3	26.2	28.1	28.2	23.7	24.6	28.1 (4)
Nevada ³	8.4	7.6	7.3	7.8	7.6	8.4	8.5	8.5	8.8	9.9	10.0 - 15
New Hampshire	8.7	7.8	7.0	7.1	8.2	10.5	11.2	11.2	7.7	9.9	10.7 + 5
New Jersey	107.4	94.7	97.0	100.1	109.4	111.2	121.7	123.1	98.6	100.1	110.4 + 12
New Mexico	14.3	13.5	13.6	13.8	14.1	13.9	14.9	14.8	15.5	14.2	16.0 - 8
New York	235.1	213.3	209.6	211.5	230.6	248.3	258.7	263.5	225.6	251.4	250.9 + 5
North Carolina	49.2	47.2	46.8	47.7	48.6	50.3	52.3	52.7	56.4	51.2	53.8 - 2
North Dakota	5.9	5.1	4.9	4.9	7.1	9.8	11.5	12.3	11.9	15.5	10.7 + 15
Ohio	156.5	148.0	144.0	147.5	157.2	152.3	172.4	174.4	163.5	183.7	177.3 - 2
Oklahoma	29.7	29.1	28.7	30.3	30.9	31.9	32.2	33.5	33.8	33.6	34.8 - 4
Oregon	21.8	19.7	19.4	20.7	22.6	24.8	26.6	27.9	28.2	25.5	27.5 + 1
Pennsylvania	177.6	157.2	155.8	163.4	178.8	183.9	199.5	199.3	193.7	190.4	203.4 - 2
Rhode Island	16.2	14.3	14.8	15.2	17.3	18.0	19.1	19.1	15.4	15.6	17.9 + 7
South Carolina	27.3	26.1	26.9	26.4	27.1	26.9	28.0	27.5	51.9	38.9	32.2 - 15
South Dakota	5.8	4.9	4.6	4.6	6.8	8.9	9.6	9.7	11.1	11.8	10.3 - 6
Tennessee	43.5	41.5	40.7	41.8	42.5	43.6	43.6	45.2	57.3	55.4	50.0 - 10
Texas	155.1	154.3	153.4	157.8	157.8	160.2	164.7	171.0	169.7	155.3	168.5 + 1
Utah	13.4	12.5	11.4	13.0	14.8	15.5	16.0	16.5	13.1	13.4	17.3 - 5
Vermont	4.6	3.3	3.3	3.4	3.8	4.6	5.3	5.6	4.8	5.1	5.4 + 4
Virginia	61.7	60.2	61.1	63.5	66.4	69.5	71.7	72.3	65.2	59.3	65.6 + 10
Washington	42.6	39.3	38.4	40.9	43.6	47.0	49.5	51.6	51.8	54.4	52.7 - 2
West Virginia	19.2	17.7	18.5	18.0	19.4	21.1	22.7	23.3	24.0	21.1	20.4 + 14
Wisconsin	59.6	56.5	55.3	54.4	57.3	64.7	70.4	72.3	58.2	56.9	65.9 + 10
Wyoming	5.8	5.0	4.7	5.1	6.6	7.4	8.1	8.7	7.5	7.8	9.0 - 3

Source: Department of Labor. ¹ Includes a small number of employees in mining. ² Not available. ³ Revised series; not strictly comparable with previously published data. ⁴ Change of less than one-half of 1 percent.

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Table 39.—Contract Construction: Employment in Selected Areas

Area	Number of employees (in thousands)										Percent change, July 1955-56	
	1955				1956				1953	1954	1955	
	Dec.	Jan.	Feb.	Mar.	Apr.	May	June	July	July	July	July	
Albany-Schenectady-Troy, N.Y.	6.9	6.3	5.8	5.9	6.2	6.9	7.3	8.0	7.9	8.4	7.3	+10
Albuquerque, N. Mex.	5.6	5.1	5.1	5.3	5.5	5.5	5.4	5.5	5.3	4.8	6.3	-13
Atlanta, Ga.	19.5	19.1	19.6	19.6	20.3	21.0	21.8	21.2	16.3	14.2	19.7	+8
Baltimore, Md.	44.9	42.5	42.0	43.2	46.1	46.6	47.1	45.4	39.3	37.7	43.3	+5
Baton Rouge, La.	6.0	6.2	6.0	6.1	6.3	6.2	6.6	6.9	(1)	6.0	5.5	+25
Binghamton, N.Y.	2.4	2.0	2.0	2.0	2.4	2.8	3.1	3.1	3.5	3.1	3.0	+3
Birmingham, Ala.	11.1	10.5	10.3	10.4	11.1	11.9	12.2	12.3	11.6	10.5	12.1	+2
Boise, Idaho	1.5	1.4	1.3	1.4	1.5	1.6	1.7	1.9	2.4	1.8	1.6	+19
Boston, Mass.	46.8	42.1	41.8	43.1	47.0	53.1	57.2	58.5	47.1	41.2	51.2	+14
Bridgeport, Conn. ²	5.5	4.9	4.6	4.8	5.3	5.6	6.0	6.3	5.5	6.0	6.3	0
Buffalo, N.Y.	20.1	18.3	16.9	16.8	19.1	21.9	23.4	24.0	21.0	21.9	23.2	+3
Gasper, Wyo.	.7	.7	.8	.9	1.0	1.2	1.3	1.3	1.2	1.5	1.2	+8
Charleston, S.C.	2.9	2.6	2.8	2.7	2.9	2.9	3.1	3.1	4.6	3.3	2.7	+15
Charleston, W. Va.	3.5	3.4	3.4	3.1	3.4	3.7	3.9	3.9	8.3	6.1	4.0	-3
Charlotte, N.C.	5.0	4.8	4.8	5.0	5.2	5.2	5.4	5.4	6.2	6.5	5.2	+4
Chattanooga, Tenn.	3.9	3.6	3.6	3.7	3.9	3.8	3.5	3.7	5.5	4.7	5.1	-27
Chicago, Ill.	117.1	114.0	112.6	117.0	125.8	132.0	138.3	138.7	117.5	116.8	124.4	+11
Denver, Colo.	18.0	16.9	16.3	16.9	19.3	19.9	21.5	20.7	17.8	14.3	19.8	+5
Des Moines, Iowa	4.7	4.2	4.1	4.4	5.2	5.7	6.2	6.2	4.6	6.0	5.6	+11
Detroit, Mich.	63.0	60.2	59.9	57.4	57.0	59.6	61.5	63.2	60.9	71.8	61.0	+4
Duluth, Minn.	2.4	2.2	2.0	1.9	2.0	2.2	2.5	2.7	2.7	2.5	2.2	+23
Evansville, Ind. ³	3.8	3.6	3.5	3.6	3.9	4.1	4.2	4.4	3.3	4.0	4.4	0
Fargo, N.D.	1.7	1.6	1.4	1.4	1.7	2.1	2.3	2.3	2.1	2.2	2.2	+5
Fort Wayne, Ind.	2.8	2.7	2.4	2.7	2.9	3.1	3.4	3.6	3.8	3.3	3.1	+16
Great Falls, Mont.	1.1	1.1	1.1	1.3	1.6	1.8	1.9	1.8	1.6	1.8	1.9	-5
Harrisburg, Pa.	7.4	6.5	6.1	6.4	7.7	6.0	8.9	9.2	6.8	8.0	8.4	+10
Hartford, Conn. ²	9.2	8.4	8.0	8.3	9.0	10.3	10.7	10.8	9.5	10.1	9.7	+11
Indianapolis, Ind.	12.3	11.5	11.1	11.5	12.3	13.3	14.0	14.5	12.8	13.8	14.7	-1
Jackson, Miss.	4.6	3.8	3.5	4.1	4.3	4.2	4.3	4.5	(1)	(1)	5.1	-12
Jacksonville, Fla.	9.2	8.9	8.8	8.7	8.6	9.0	9.4	9.5	7.2	10.4	9.1	+4
Kansas City, Mo.	19.6	19.5	19.0	19.3	19.7	20.0	20.4	20.5	14.9	22.3	21.7	-6
Knoxville, Tenn.	6.2	5.8	5.6	5.5	5.2	5.4	6.1	6.5	12.7	14.0	9.2	-29
Lewiston, Maine	1.4	1.1	1.1	1.0	1.2	1.3	1.5	1.6	1.2	1.2	1.5	+7
Little Rock-N. Little Rock, Ark.	5.5	5.6	4.7	5.0	5.4	5.4	5.5	5.6	5.5	4.9	6.6	-15
Los Angeles, Calif.	112.4	122.7	128.5	133.2	132.7	135.5	138.7	138.6	122.8	117.9	130.4	+6
Louisville, Ky.	13.0	11.2	11.0	11.6	12.3	13.7	14.2	14.4	(1)	16.8	15.0	-4
Manchester, N.H.	1.9	1.8	1.8	1.8	1.8	2.1	2.3	2.6	1.5	1.9	2.2	+18
Memphis, Tenn.	12.1	11.5	10.7	11.1	11.2	11.7	11.8	11.7	10.6	11.0	12.0	-3
Miami, Fla.	24.2	22.3	21.6	21.1	21.0	22.4	23.7	24.8	18.6	20.9	25.0	-1
Milwaukee, Wis.	22.4	21.5	21.3	20.9	21.8	23.3	24.8	24.9	(1)	19.6	23.1	+8
Minneapolis-St. Paul, Minn.	26.0	24.6	24.1	24.7	27.9	30.5	31.7	33.1	30.5	28.4	30.4	+9
Mobile, Ala.	4.4	4.5	4.6	4.5	4.6	4.7	4.7	4.7	5.3	2.1	4.6	+2
Nashville, Tenn.	7.2	7.1	7.2	7.8	8.3	8.4	7.4	6.9	9.3	7.5	7.8	-12
New Bedford, Mass.	1.7	1.3	1.3	1.4	1.5	1.6	1.9	1.8	1.4	1.6	1.7	+6
New Britain, Conn. ²	1.2	1.1	1.1	1.1	1.3	1.4	1.4	1.5	1.4	1.3	1.3	+15
New Haven, Conn. ²	5.8	5.6	5.6	5.7	6.1	6.5	6.8	6.9	5.9	6.4	6.5	+6
New Orleans, La.	15.7	15.9	15.2	15.1	15.3	15.2	13.3	14.3	19.8	21.8	17.4	-18
New York-Northeastern N. Jersey:	220.5	199.3	199.9	206.1	216.6	227.2	237.9	(1)	(1)	215.9	228.9	--
Newark-Jersey City, N.J. ⁴	29.7	26.4	25.6	25.9	27.7	29.8	31.2	31.7	30.6	28.1	31.7	0
Paterson, N.J.	20.9	18.8	19.4	19.6	21.5	20.2	26.4	27.4	(1)	22.3	22.8	+20
Perth Amboy, N.J.	7.1	6.0	6.4	6.6	7.3	7.3	7.9	8.7	(1)	6.2	6.9	+26
Nassau-Suffolk Coumies, N.Y.	28.6	24.4	25.3	27.3	27.5	31.2	31.4	31.8	25.5	30.4	32.8	-3
New York, N.Y.	112.7	106.0	106.7	109.9	113.4	117.5	118.9	118.6	95.2	108.8	111.7	+6
Westchester County, N.Y.	16.2	13.2	12.3	12.5	14.3	15.4	16.9	17.0	(1)	16.6	18.3	-7

See footnotes at end of table.

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Table 39.—Contract Construction: Employment in Selected Areas—Continued

Area	Number of employees (in thousands)										Percent change, July 1955-56	
	1955		1956					1953		1954		
	Dec.	Jan.	Feb.	Mar.	Apr.	May	June	July	July	July		
Norfolk-Portsmouth, Va.	10.3	10.0	10.1	10.5	10.9	11.5	12.3	12.4	13.5	12.1	11.2	+11
Oklahoma City, Okla.	10.0	9.8	9.7	10.4	10.7	10.6	11.0	11.2	9.4	10.0	11.2	0
Omaha, Nebr.	7.1	7.0	6.5	6.7	7.3	7.8	8.0	8.1	9.2	9.0	7.9	+3
Phoenix, Ariz.	10.1	10.1	9.8	9.6	9.6	9.8	10.0	10.0	8.1	7.9	10.2	-2
Pittsburgh, Pa.	41.8	39.2	39.5	41.4	45.3	46.0	47.9	45.6	42.2	38.4	45.6	0
Portland, Maine	3.3	2.8	2.6	2.5	2.8	3.5	4.1	4.3	4.3	4.2	4.2	+2
Portland, Oreg.	13.0	11.8	11.1	12.0	12.5	13.3	14.5	15.1	15.1	13.3	15.3	-1
Providence, R. I.	14.4	12.7	13.1	13.5	15.3	16.0	16.9	16.9	13.7	13.8	15.7	+8
Racine, Wis.	2.0	1.9	1.9	1.9	2.1	2.3	2.5	2.5	(1)	2.1	2.1	+19
Reno, Nev.	2.1	1.9	1.8	2.2	2.4	2.4	2.3	2.1	1.7	2.4	2.4	-13
Richmond, Va.	11.1	10.5	11.0	11.3	12.0	12.4	13.0	13.0	11.4	10.0	11.5	+13
Rochester, N. Y.	9.3	8.5	8.1	8.3	9.0	9.2	10.8	11.3	9.2	10.2	11.0	+3
Rockford, Ill. ²	3.7	3.3	3.2	3.4	4.1	4.3	4.6	(1)	3.2	3.7	4.3	--
St. Louis, Mo.	33.8	32.1	30.5	32.3	33.6	33.9	35.4	(1)	(1)	44.2	38.6	--
Salt Lake City, Utah	8.2	7.8	7.1	8.0	8.8	8.9	9.5	9.6	7.3	7.7	9.8	-2
San Diego, Calif.	12.2	12.5	12.6	12.9	13.3	13.5	13.8	14.0	14.3	11.9	13.3	+5
San Francisco-Oakland, Calif.	60.1	54.2	58.4	59.1	61.1	62.2	63.4	58.7	54.8	57.7	63.1	-7
San Jose, Calif.	9.7	9.0	9.7	10.1	10.8	11.2	11.6	10.9	7.8	9.8	10.8	+1
Savannah, Ga.	2.5	2.5	2.8	2.8	3.1	3.3	3.7	3.6	4.5	2.8	3.4	+6
Seattle, Wash.	13.5	12.6	12.7	13.1	14.2	15.2	15.7	16.2	13.9	13.7	15.7	+3
Sioux Falls, S. D.	1.5	1.3	1.2	1.2	1.6	1.7	2.0	2.1	(1)	(1)	2.3	-9
South Bend, Ind.	3.0	2.8	2.8	2.9	3.2	3.5	3.6	3.7	3.8	3.2	4.0	-8
Spokane, Wash.	3.5	2.9	2.7	3.0	3.8	4.7	5.5	5.8	4.6	5.0	5.8	0
Springfield-Holyoke, Mass.	5.7	5.0	4.9	5.0	5.6	6.6	6.9	6.9	4.7	5.5	5.9	+17
Stamford, Conn. ²	3.8	3.5	3.4	3.5	3.7	3.8	3.9	4.1	3.4	3.5	4.0	+3
Syracuse, N. Y.	5.9	5.6	5.3	5.5	6.0	7.0	7.6	8.1	7.7	8.2	6.7	+21
Tacoma, Wash.	4.3	4.0	4.0	4.1	4.1	4.0	4.0	4.3	4.6	4.1	4.6	-7
Tampa-St. Petersburg, Fla.	13.9	14.1	13.6	14.1	14.0	14.1	14.3	14.5	12.8	13.0	13.3	+9
Topeka, Kans.	3.3	3.0	2.9	3.3	3.8	4.0	4.2	4.5	3.1	3.0	3.9	+13
Trenton, N. J.	3.4	3.0	3.2	3.3	3.5	3.8	4.1	4.5	(1)	4.6	3.8	+18
Tucson, Ariz.	4.7	4.6	4.7	4.9	5.0	5.3	5.7	5.7	4.0	3.7	4.3	+33
Tulsa, Okla.	8.1	7.8	7.8	8.3	8.4	9.1	8.7	9.5	8.1	8.7	8.9	+7
Utica-Rome, N. Y.	3.2	2.8	2.6	2.8	3.3	4.0	4.2	4.6	3.8	3.9	3.3	+39
Washington, D. C.	45.2	43.0	43.1	43.8	45.5	46.5	46.7	46.7	40.8	39.3	45.2	+3
Waterbury, Conn. ²	2.1	1.9	1.8	1.8	1.9	2.0	2.1	2.2	2.0	2.0	2.2	0
Wheeling-Steubenville, W. Va.	4.5	4.1	4.4	4.1	4.4	4.8	4.7	(1)	4.4	4.0	4.7	--
Wichita, Kans.	6.9	6.5	6.1	6.6	6.9	7.4	7.8	7.9	7.6	7.6	8.6	-8
Worcester, Mass.	3.2	2.8	2.8	2.8	2.9	3.3	3.6	3.7	4.1	3.6	2.9	+28

Source: Department of Labor.

¹ Not available.² Includes a small number of employees in mining.

1955 because area was redefined to include not only Vandenberg Co., Ind., but also Henderson Co., Ky.

³ Data revised from January

Revised figures for months not shown here are available on request.

⁴ Data revised from January 1955.

Table 40.—Contract Construction: Indexes of Aggregate Weekly Man-Hours
(1947-49=100)

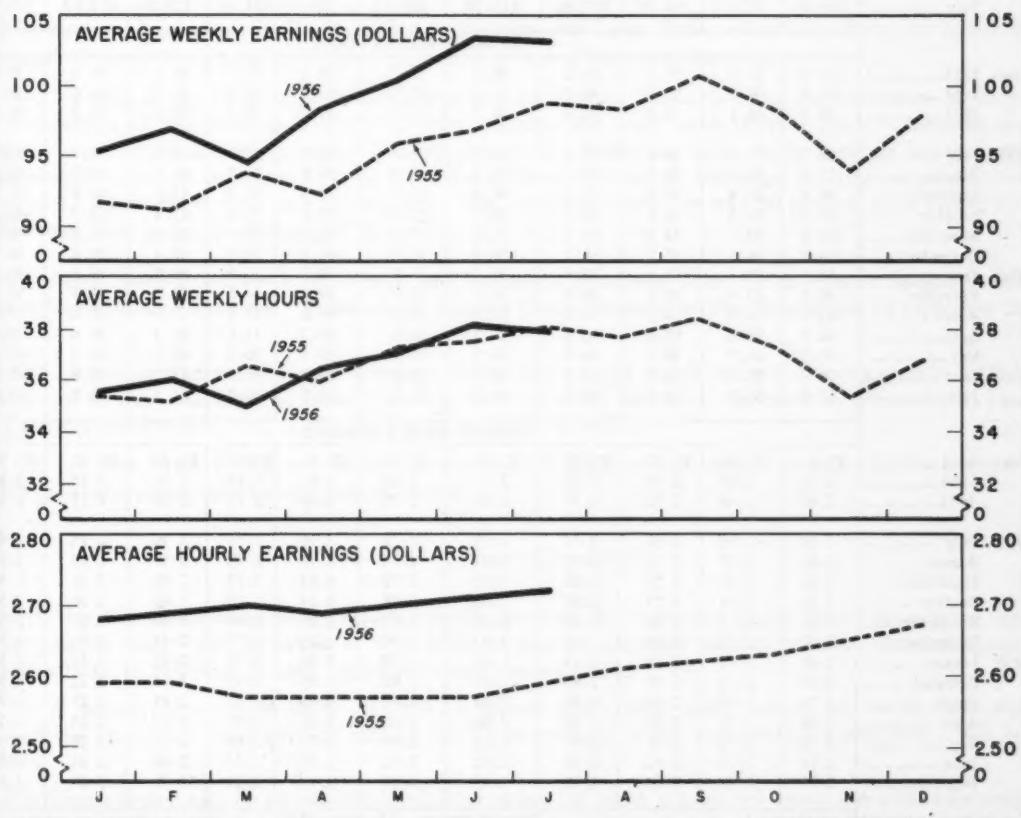
Year	Jan.	Feb.	Mar.	Apr.	May	June	July	Aug.	Sept.	Oct.	Nov.	Dec.	Annual average
1948	89.6	81.3	86.7	95.0	102.2	111.9	115.1	117.3	116.2	113.3	106.6	105.4	103.4
1949	94.2	88.9	89.2	95.0	103.1	106.8	110.5	114.2	111.5	111.4	104.4	94.9	102.0
1950	84.6	79.5	83.7	95.8	106.1	116.7	122.1	129.5	126.1	128.9	123.9	112.7	109.1
1951	106.4	99.3	105.4	116.9	126.4	131.8	137.7	141.1	138.5	139.8	124.2	121.6	124.1
1952	111.1	112.3	108.3	117.5	125.4	136.8	138.9	143.2	144.0	139.9	128.2	123.9	127.5
1953	109.1	108.7	109.1	115.8	122.6	130.4	132.0	137.2	131.7	136.7	126.7	117.2	123.1
1954	95.5	102.8	106.4	113.5	120.3	128.0	131.4	134.0	128.6	128.6	123.3	114.4	118.9
1955	101.4	98.6	108.4	115.5	129.3	136.5	144.1	145.1	148.5	140.8	128.2	124.3	126.7
1956	112.0	113.0	114.0	128.1	140.0	154.4	155.4						

Source: Department of Labor.

Chart 14

Hours and Earnings of Workers

In Contract Construction



SOURCE: DEPARTMENT OF LABOR

CONSTRUCTION REVIEW C. D. 56-10-0

CONSTRUCTION REVIEW

Table 41.--Contract Construction: Hours and Gross Earnings of Construction Workers

Period	All construction	Building construction						Nonbuilding construction			
		All building contractors	General contractors	Special trades contractors				All non-building	Highway and street	Other non-building	
				All special trades	Plumbing and heating	Painting and decorating	Electrical work				
AVERAGE WEEKLY EARNINGS											
Year: 1953.....	\$91.61	\$91.76	\$87.75	\$94.79	\$98.30	\$87.10	\$111.61	\$91.04	\$90.27	\$85.28	\$93.85
1954.....	93.98	94.12	89.41	97.38	102.71	90.39	112.71	93.19	92.86	86.88	97.36
1955.....	95.94	96.03	90.22	100.83	106.68	94.38	116.82	96.21	94.87	91.03	98.50
1955: July	98.68	98.95	92.00	103.60	108.39	97.02	118.31	100.64	99.36	97.22	101.18
August	98.14	97.99	92.23	102.03	107.34	96.72	118.60	97.73	99.01	96.75	101.15
September	100.61	100.23	93.61	105.28	109.80	99.25	120.90	101.28	102.29	102.13	102.75
October	98.10	98.01	91.55	102.76	108.96	97.30	121.30	97.54	99.36	96.90	101.40
November	93.81	94.04	88.24	98.28	105.28	91.58	117.43	92.89	92.64	89.21	95.76
December	97.99	98.19	92.11	102.93	109.42	96.26	122.00	97.23	94.95	87.47	101.12
1956: January	95.41	96.17	88.75	101.10	109.16	94.24	120.26	94.58	93.17	85.19	98.43
February	96.84	97.27	90.30	102.03	107.82	94.92	122.36	96.88	94.43	86.14	99.85
March	94.50	95.15	87.98	99.81	108.58	95.26	120.12	93.01	91.88	84.90	96.38
April.....	98.19	99.00	92.20	103.82	108.00	95.57	120.74	100.04	94.86	88.65	100.10
May.....	100.44	100.74	93.96	105.62	111.45	99.62	122.22	101.44	99.31	94.16	103.86
June	103.25	103.42	96.42	108.38	113.00	101.24	124.66	104.80	104.90	102.49	106.75
July	103.09	102.95	96.26	107.88	113.58	100.61	124.03	104.23	104.83	102.93	106.37
AVERAGE WEEKLY HOURS											
Year: 1953.....	37.7	37.0	37.5	36.6	38.1	34.7	39.3	35.7	40.3	41.2	39.6
1954.....	37.0	36.2	36.2	36.2	37.9	34.5	38.6	35.3	40.2	40.6	39.9
1955.....	36.9	36.1	35.8	36.4	38.1	34.7	39.2	35.5	40.2	41.2	39.4
1955: July	38.1	37.2	36.8	37.4	38.3	35.8	39.7	37.0	42.1	43.4	40.8
August	37.6	36.7	36.6	36.7	38.2	35.3	39.8	35.8	41.6	43.0	40.3
September	38.4	37.4	37.0	37.6	38.8	35.7	39.9	37.1	42.8	44.6	41.1
October	37.3	36.3	35.9	36.7	38.5	35.0	39.9	35.6	41.4	42.5	40.4
November	35.4	34.7	34.2	35.1	37.2	33.3	38.5	33.9	38.6	39.3	38.0
December	36.7	36.1	35.7	36.5	38.8	34.5	40.0	35.1	39.4	39.4	39.5
1956: January	35.6	35.1	34.4	35.6	38.3	33.9	39.3	33.9	38.5	38.9	38.3
February	36.0	35.5	35.0	35.8	37.7	33.9	39.6	34.6	38.7	38.8	38.7
March	35.0	34.6	34.1	34.9	37.7	33.9	39.0	33.1	37.5	37.4	37.5
April.....	36.5	36.0	35.6	36.3	37.5	34.6	39.2	35.6	39.2	39.4	39.1
May.....	37.2	36.5	36.0	36.8	38.3	35.2	39.3	36.1	40.7	41.3	40.1
June	38.1	37.2	36.8	37.5	38.7	35.9	39.7	36.9	42.3	43.8	40.9
July	37.9	36.9	36.6	37.2	38.5	35.3	39.5	36.7	42.1	43.8	40.6
AVERAGE HOURLY EARNINGS											
Year: 1953.....	\$2.43	\$2.48	\$2.34	\$2.59	\$2.58	\$2.51	\$2.84	\$2.55	\$2.24	\$2.07	\$2.37
1954.....	2.54	2.60	2.47	2.69	2.71	2.62	2.92	2.64	2.31	2.14	2.44
1955.....	2.60	2.66	2.52	2.77	2.80	2.72	2.98	2.71	2.36	2.21	2.50
1955: July	2.59	2.66	2.50	2.77	2.83	2.71	2.98	2.72	2.36	2.24	2.48
August	2.61	2.67	2.52	2.78	2.81	2.74	2.98	2.73	2.38	2.25	2.51
September	2.62	2.68	2.53	2.80	2.83	2.78	3.03	2.73	2.39	2.29	2.50
October	2.63	2.70	2.55	2.80	2.83	2.78	3.04	2.74	2.40	2.28	2.51
November	2.65	2.71	2.58	2.80	2.83	2.75	3.05	2.74	2.40	2.27	2.52
December	2.67	2.72	2.58	2.82	2.82	2.79	3.05	2.77	2.41	2.22	2.56
1956: January	2.68	2.74	2.58	2.84	2.85	2.78	3.06	2.79	2.42	2.19	2.57
February	2.69	2.74	2.58	2.85	2.86	2.80	3.09	2.80	2.44	2.22	2.58
March	2.70	2.75	2.58	2.86	2.88	2.81	3.08	2.81	2.45	2.27	2.57
April	2.69	2.75	2.59	2.86	2.88	2.82	3.08	2.81	2.42	2.25	2.56
May.....	2.70	2.76	2.61	2.87	2.91	2.83	3.11	2.81	2.44	2.28	2.59
June	2.71	2.78	2.62	2.89	2.92	2.82	3.14	2.84	2.48	2.34	2.61
July	2.72	2.79	2.63	2.90	2.95	2.85	3.14	2.84	2.49	2.35	2.62
Percent change, July 1955 to 1956											
Avg. wkly. earnings ..	+4.5	+4.0	+4.6	+4.1	+4.8	+3.7	+4.8	+3.6	+5.5	+5.9	+5.1
Avg. wkly. hours.....	- .5	- .8	- .5	- .5	+ .5	-1.4	- .5	- .8	0	+ .9	- .5
Avg. hrly. earnings....	+5.0	+4.9	+5.2	+4.7	+4.2	+5.2	+5.4	+4.4	+5.5	+4.9	+5.6

Source: Department of Labor.

On September 20, 1956, the White House announced the following actions taken by home-financing agencies of the Government to spur new home construction and facilitate the purchase of low-cost housing.

FHA Reduced Downpayment Requirements for Homes Appraised at \$9,000 or Less. (Federal Register, Vol. 21, No. 185, September 22, 1956, p. 7213.)

The Federal Housing Administration reduced the minimum downpayment required on homes appraised at \$9,000 or less from 7 percent to 5 percent of value, thereby increasing to \$8,550 the maximum allowable mortgage on properties which have been approved for mortgage insurance prior to the beginning of construction or on properties which have been completed for one year or more. The downpayment for properties completed less than one year and not approved for mortgage insurance prior to the beginning of construction was reduced from 12 percent to 10 percent, thereby increasing the maximum allowable mortgage to \$8,100.

These revised downpayment requirements affect 1- to 4-family dwellings covered by Sec. 203(b) Sales Housing Loans, and single-family houses in outlying areas for families of low and moderate income covered by Sec. 203(i) loans. Any outstanding commitments under these two sections, or cases in process, may obtain the benefits of the amended rules. For all other home loans insured by FHA, the current downpayment requirements remain in force. (See Construction Review: Vol. 1, No. 8, August 1955, pp. 53-54; Vol. 1, No. 12, December 1955, p. 49; and Vol. 2, No. 5, May 1956, p. 55.)

HLBB Increased Amount of Credit Available to Savings and Loan Associations for Mortgage Lending Purposes. (Federal Home Loan Bank Board press release issued September 20, 1956.)

The Federal Home Loan Bank Board authorized its district banks to relax the limitation on ordinary borrowings of the more than 4,400 member savings and loan associations, thus increasing the amount of credit available for mortgage lending purposes. Under the new ruling, member institutions are permitted to borrow from the Federal Home Loan Bank System for mortgage lending an amount not to exceed 12.5 percent of their savings capital. The previous limitation was 10 percent (see Construction Review, Vol. 2, No. 1, January 1956, p. 52).

FNMA Reduced Stock-Purchase Requirement, and Increased Purchase Price for Mortgages Bought Under Advance-Commitment Contracts. (Statement on Housing Credit, released by The White House on September 20, 1956.)

The amount of Federal National Mortgage Association stock which sellers of mortgages to FNMA are required to buy was reduced from 2 percent to 1 percent, which is the minimum permitted by law (see Construction Review, Vol. 2, No. 9, September 1956, p. 48).

The price at which FNMA will issue advance commitments to buy home mortgages for its secondary mortgage operations was raised from 92 to 94.

Eligibility for VA direct home loans broadened—On October 10, 1956, the White House announced the following steps which will be taken by the Administrator of Veterans Affairs to make more mortgage money available to veterans in rural areas and small communities.

(1) A number of areas formerly eligible for direct Government home loans, but which were deactivated two years ago when private capital for VA-guaranteed loans was generally available, will be reopened.

(2) Direct loans will be authorized in eligible areas (a) when guaranteed loans are available only on restrictive credit terms (i.e., when the lender's terms would "work a hardship" on the veteran), and (b) if the veteran proposes to buy a home located on a farm site. Formerly, direct loans were made only to veterans in rural areas and small communities who were unable to obtain private mortgage financing under any terms (see Construction Review, Vol. 2, No. 4, April 1956, pp. 47-48).

Productivity in Steel

This new and timely bulletin—Man-Hours Per Unit of Output in the Basic Steel Industry, 1939-55—presents productivity trends in the basic steel industry (blast furnaces, steel works and rolling mills, and electro-metallurgical products). A comprehensive study of long-term trends in the industry, it also has sections on:

- *Factors affecting productivity change*
- *Total employment and production-worker employment*
- *Concepts and limitations*

A technical note on sources of the data and methods used is also included.

Orders may be sent to the Superintendent of Documents, Washington 25, D. C., or to any of the Bureau of Labor Statistics Regional Offices (see inside front cover of Construction Review for addresses). Price, 30 cents a copy.

Please make check or money order payable to Superintendent of Documents.

An article summarizing trends in unit man-hours in the basic steel industry is scheduled for the November issue of the Monthly Labor Review.

